



WHERE WE ARE & WHERE WE ARE HEADED

A COMPREHENSIVE PLAN UPDATE

Annapolis Ahead
ANNAPOLIS COMPREHENSIVE PLAN 2020

Image: Tim Shahan

TONIGHT'S EVENT

- 1 Overview of the Comprehensive Planning Process and Vision**
- 2 Overview of Annapolis today – key issues, opportunities, and challenges**
- 3 Q&A**
- 4 Release of Public Opinion Surveys**

TONIGHT'S EVENT



Transportation Board November 16 2020

3 watching now • Started streaming 44 minutes ago



Annapolis Boards and Commissions
157 subscribers

0 0 SHARE SAVE

SUBSCRIBE

Top chat

Welcome to live chat! Remember to guard your privacy and abide by our community guidelines.
[LEARN MORE](#)

Ask Questions Here

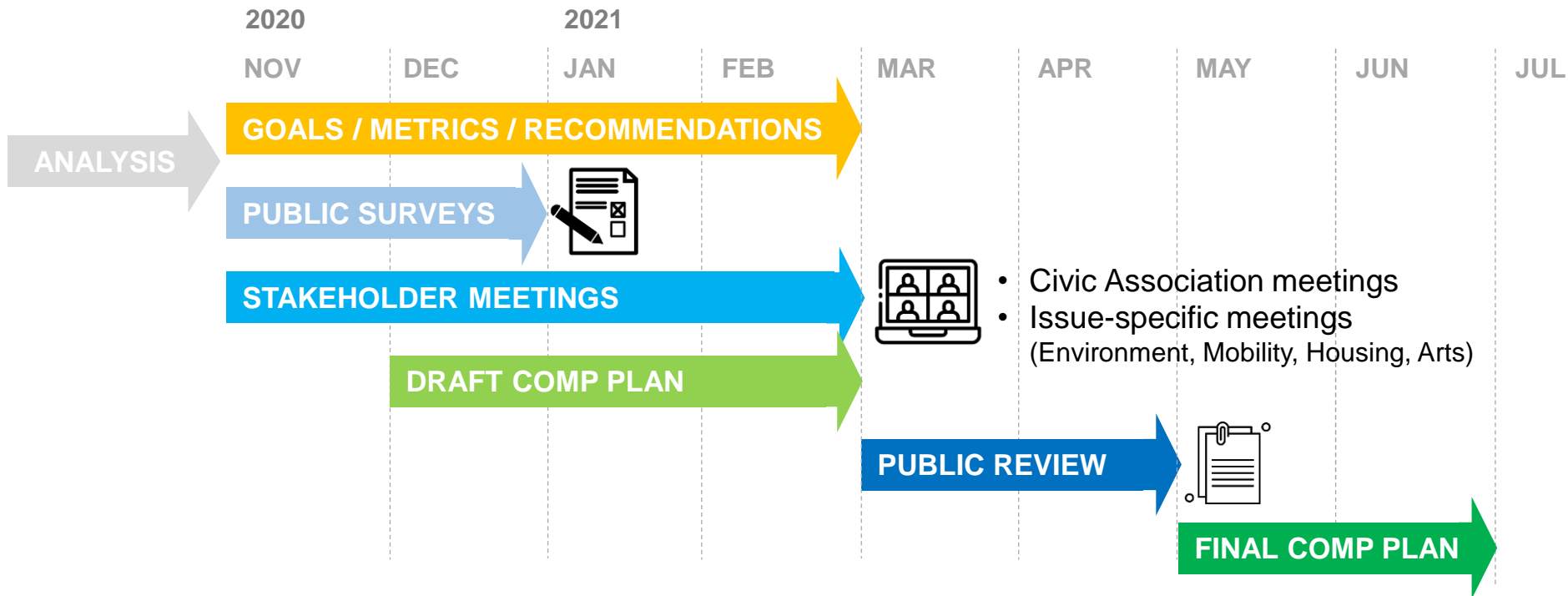
Say something... 0/200

HIDE CHAT



Apple Event – October 13
Apple
55M views • Streamed 1 month ago

SCHEDULE / OTHER WAYS TO PARTICIPATE



or, just send me a message!



ejleshinsky@annapolis.gov

KEY QUESTIONS

1. What kind of change would most positively impact your **community**?

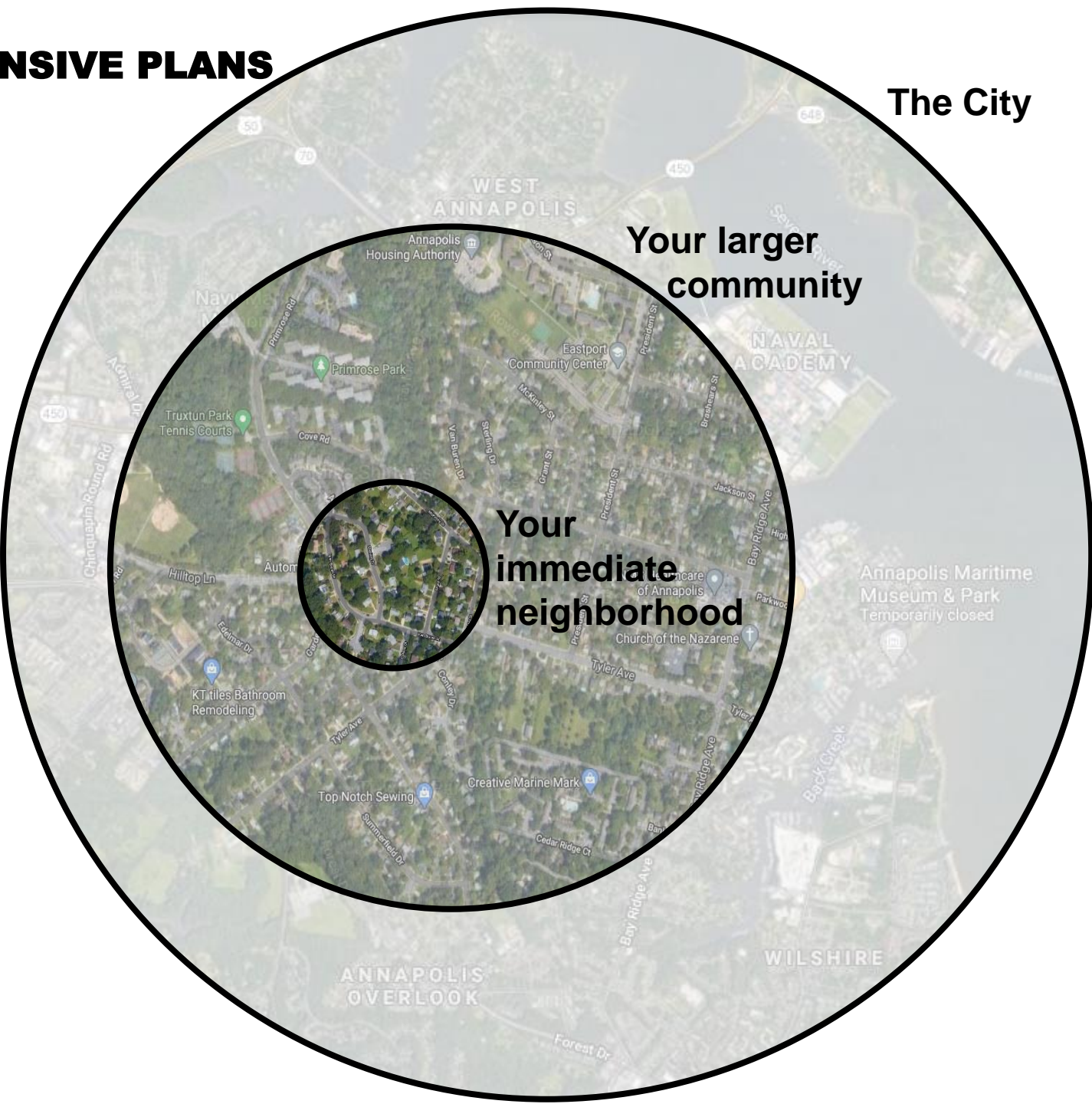
2. What kind of change would most positively impact **Annapolis overall**?

COMPREHENSIVE PLANS

The City

**Your larger
community**

**Your
immediate
neighborhood**



COMPREHENSIVE PLANS



ANNAPOLIS AHEAD

The screenshot displays the Annapolis.gov website with the URL [annapolis.gov/1446/2020-Comprehensive-Plan](https://www.annapolis.gov/1446/2020-Comprehensive-Plan) in the browser address bar. The page features a dark blue header with a 'FOR YOUR INFO' section containing a COVID-19 non-emergency contact number (410-260-2211) and a 'Sign In' button. Below the header is a navigation bar with the Annapolis MD logo and links for Government, Our City, Services, Business, How Do L..., and Contact Info. A search bar and a 'Select Language' dropdown are also present. The main content area includes a large image of a city street at night. On the left, a green sidebar lists various resources: Frequently Asked Questions, Outreach and Engagement, Latest Information on the Plan, West Annapolis Plan, Working Groups, Media Coverage, Data and Demographics, Goals & Strategies, and Resources. The main content area features a large graphic with the text 'Annapolis Ahead' and 'Bridging Barriers Connecting Communities'. Below this graphic, a paragraph welcomes visitors to the ABCs of planning in Annapolis, stating that the 2020 update to the City's comprehensive plan will focus on protecting and enhancing neighborhood health, supporting economic growth and diversity, and ensuring that the local environment is resilient. At the bottom, there is a section titled 'Help Shape Annapolis' Future' with an image of a park and a call to action to join an update on the 'Annapolis Ahead' plan, mentioning that the planning process began last year by looking at land use, housing, mobility, parks and trails, and the arts, among other issues. The Nov. 17 event will include a presentation of findings from the City's comprehensive plan.

annapolis.gov/1446/2020-Comprehensive-Plan

FOR YOUR INFO COVID-19 Annapolis Non-Emergency: 410-260-2211 Mon - Sun 8 a.m.-5 p.m. Read On...

Create an Account - Increase your productivity, customize your experience, and engage in information you care about. Sign In

ANNAPOLIS MD

GOVERNMENT OUR CITY SERVICES BUSINESS HOW DO L... CONTACT INFO

Search...

Select Language

Frequently Asked Questions

Outreach and Engagement

Latest Information on the Plan

West Annapolis Plan

Working Groups

Media Coverage

Data and Demographics

Goals & Strategies

Resources

Home » Government » Departments and Offices » Planning & Zoning » Divisions » Comprehensive Planning » 2020 Comprehensive Plan

Annapolis Ahead

Bridging Barriers Connecting Communities

Annapolis Ahead. Bridging Barriers. Connecting Communities. Welcome to the ABCs of planning in Annapolis. The City of Annapolis Plan, serving as the 2020 update to the City's comprehensive plan, will focus on protecting and enhancing neighborhood health, supporting economic growth and diversity, and ensuring that the local environment is resilient.

Help Shape Annapolis' Future

Please JOIN US for an update on 'Annapolis Ahead,' the City's Comprehensive Plan! The planning process began last year by looking at land use, housing, mobility, parks and trails, and the arts, among other issues. The Nov. 17 event will include a presentation of findings from the City's comprehensive plan.

<https://www.annapolis.gov/1446/2020-Comprehensive-Plan>

COMPREHENSIVE PLANS IN MARYLAND



DEMOGRAPHICS



TRANSPORTATION



LAND USE



COMMUNITY FACILITIES



MUNICIPAL GROWTH

Created by Vesterland
from Noun Project



SENSITIVE AREAS



HOUSING



WATER RESOURCES



ARTS & CULTURE *

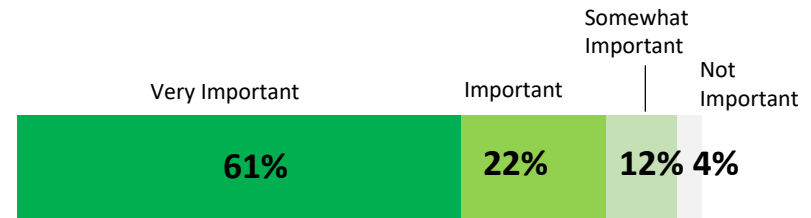
WHAT WE'VE HEARD SO FAR



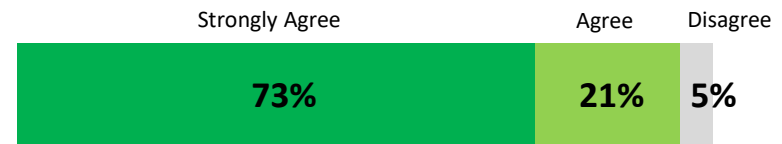
WHAT WE'VE HEARD SO FAR

Public Survey #1
(385 responses)

Green Infrastructure Network



Plan for Resilience



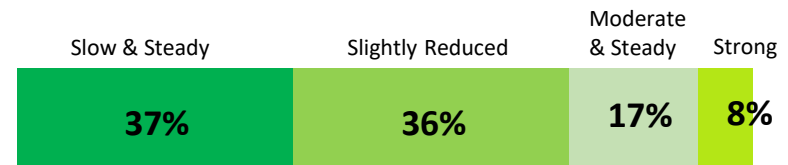
Aesthetics and Design



Prioritize Transit

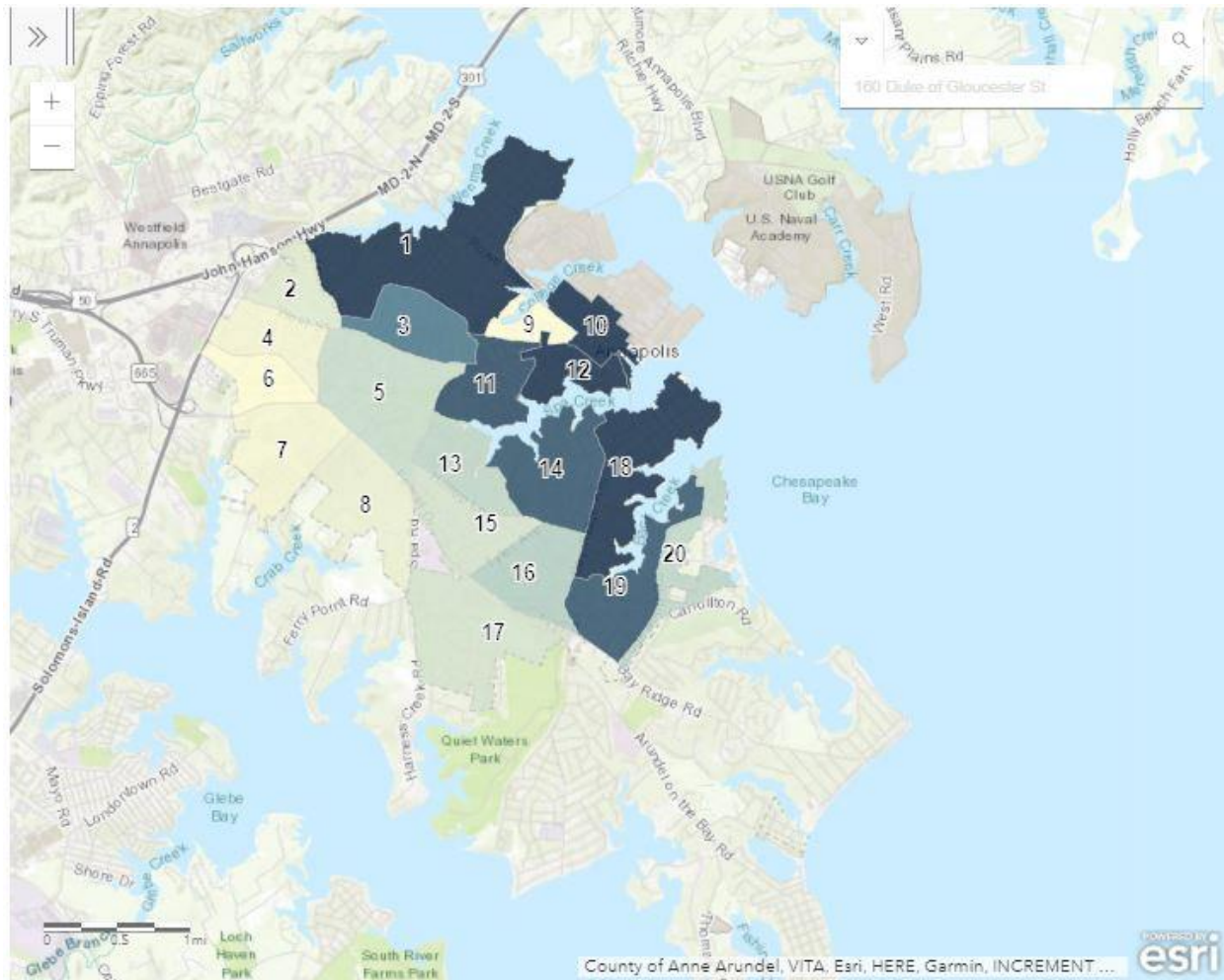


Residential Growth



WHAT WE'VE HEARD SO FAR

Public Survey #1
(385 responses)



The darker the color, the more respondents

ANNAPOLIS AHEAD VISION FRAMEWORK

THRIVING CITY

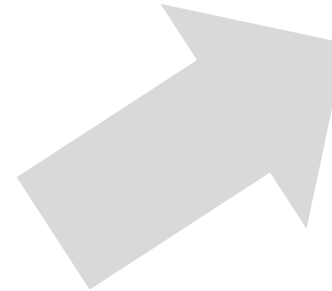
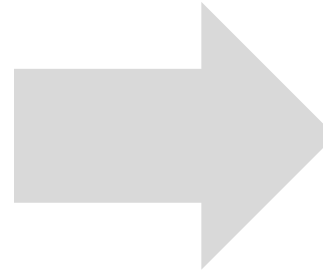
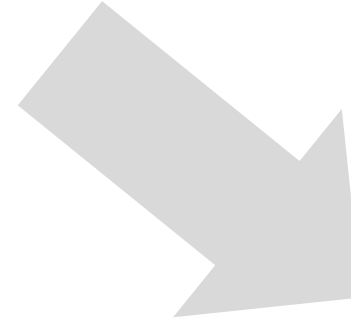
- Demographics
- Land Use
- Municipal Growth
- Housing

FUNCTIONAL CITY

- Transportation
- Community Facilities
- Arts & Culture

ADAPTIVE CITY

- Sensitive Areas
- Water Resources

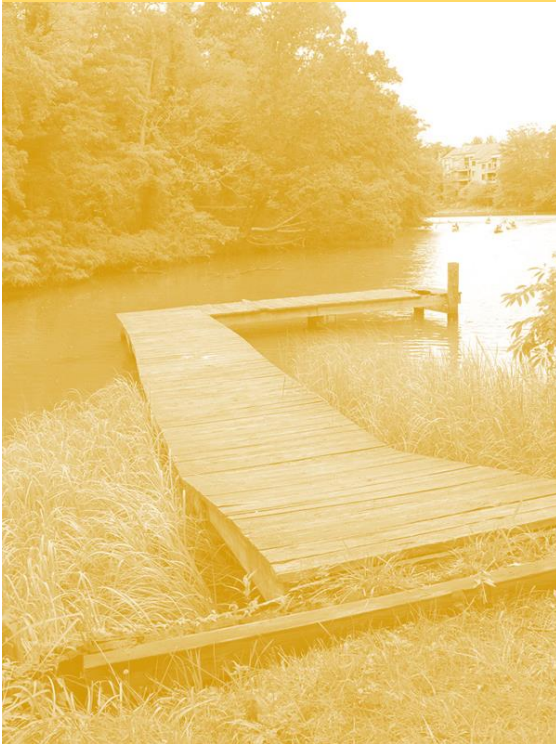


GOALS
METRICS
RECOMMENDATIONS

FOUNDATIONAL THEMES

EQUITY

How can we ensure that all Annapolitans have equitable access to our public amenities?



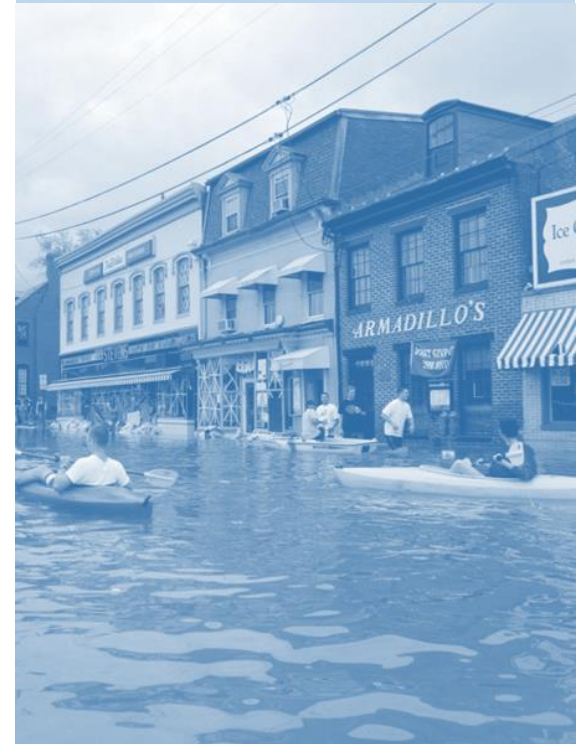
HEALTH

How can we ensure that our health is improved by our surrounding environment ?



RESILIENCE

How can we better prepare for, respond to, and adapt to more frequent turbulent events?

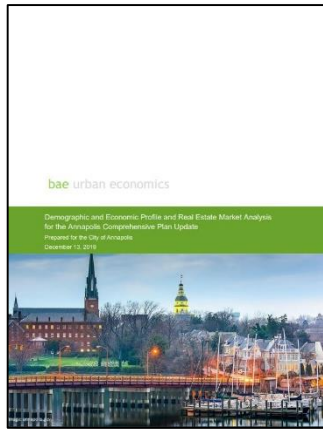


THE THRIVING CITY

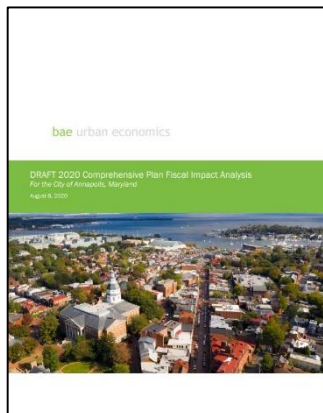


THE THRIVING CITY

Population Change



Demographic and Economic Profile and Real Estate Market Analysis for the Annapolis Comprehensive Plan Update



Comprehensive Plan Fiscal Impact Analysis

Table 1: Population and Households, 2010 – 2018

Population	2010	2018	% Change 2010-2018
City of Annapolis	38,375	39,751	3.6%
Anne Arundel County	537,656	583,623	8.5%
State of Maryland	5,773,552	6,119,186	6.0%

Households	2010	2018	% Change 2010-2018
City of Annapolis	16,130	16,407	1.7%
Anne Arundel County	199,378	214,401	7.5%
State of Maryland	2,156,411	2,266,481	5.1%

Average Household Size	2010	2018
City of Annapolis	2.34	2.38
Anne Arundel County	2.63	2.65
State of Maryland	2.61	2.64

Sources: Esri Business Analyst, 2019; BAE, 2019.

Table 3: Summary of Demographic Projections

Annapolis	Base 2020	2025	2030	2035	2040	Overall Change 2020-2040	% Change 2020-2040
Population (a) (b)	40,262	40,765	40,918	43,852	44,609	4,347	10.8%
Households (a) (c)	16,426	16,527	16,868	16,929	16,989	563	3.4%
Avg. Household Size	2.45	2.47	2.43	2.59	2.63	0.17	7.1%
Jobs (d)	31,001	31,026	31,041	31,060	31,083	82	0.3%
Service Population (e)	55,763	56,278	56,438	59,382	60,151	4,388	7.9%

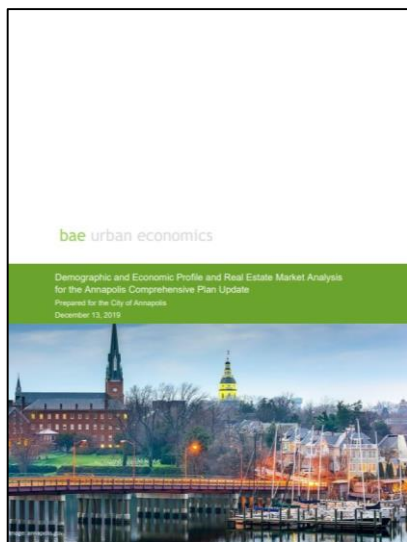
Notes:

- (a) Projections for population and households follow trends published in Round 9 of the BMC forecasts.
- (b) Base year data reflects 2018 estimates from Esri, scaled by the BMC Round 9 annual growth rate from 2015-2020 (0.06%).
- (c) Household projections account for 132 residential units currently in the construction pipeline as of April 1, 2020. Projections based on the BMC trend and Esri base year estimate include an additional 6.65 units (132/20) each year.
- (d) Base year estimate and trends are based on BMC Round 9 estimates, with no adjustments.
- (e) Service population is defined as the residential population plus 50% of jobs.

Source: Baltimore Metropolitan Council, Round 9; Department of Planning & Zoning; Esri; BAE, 2020.

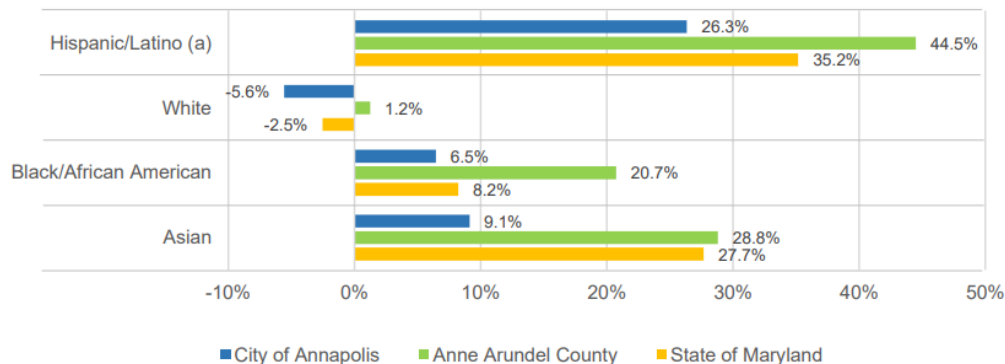
THE THRIVING CITY

Population Change



*Demographic and
Economic Profile and Real
Estate Market Analysis for
the Annapolis
Comprehensive Plan
Update*
December 13, 2019

Figure 8: Percent Change in Number of Residents by Race and Ethnicity, 2010 - 2018



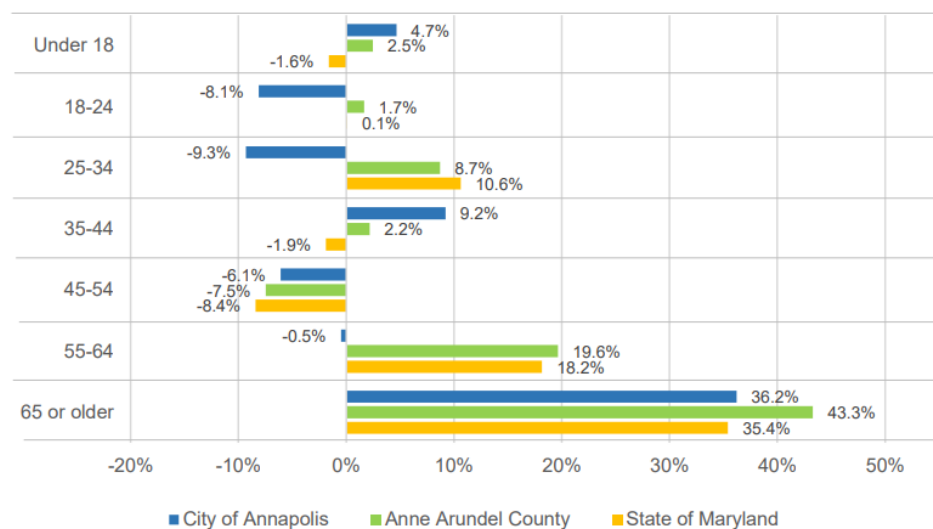
Notes:

Only includes racial/ethnic groups that make up at least three percent of the population in at least one of the three geographies.

(a) Includes all races for those of Hispanic/Latino background.

Sources: Esri Business Analyst 2019; BAE, 2019.

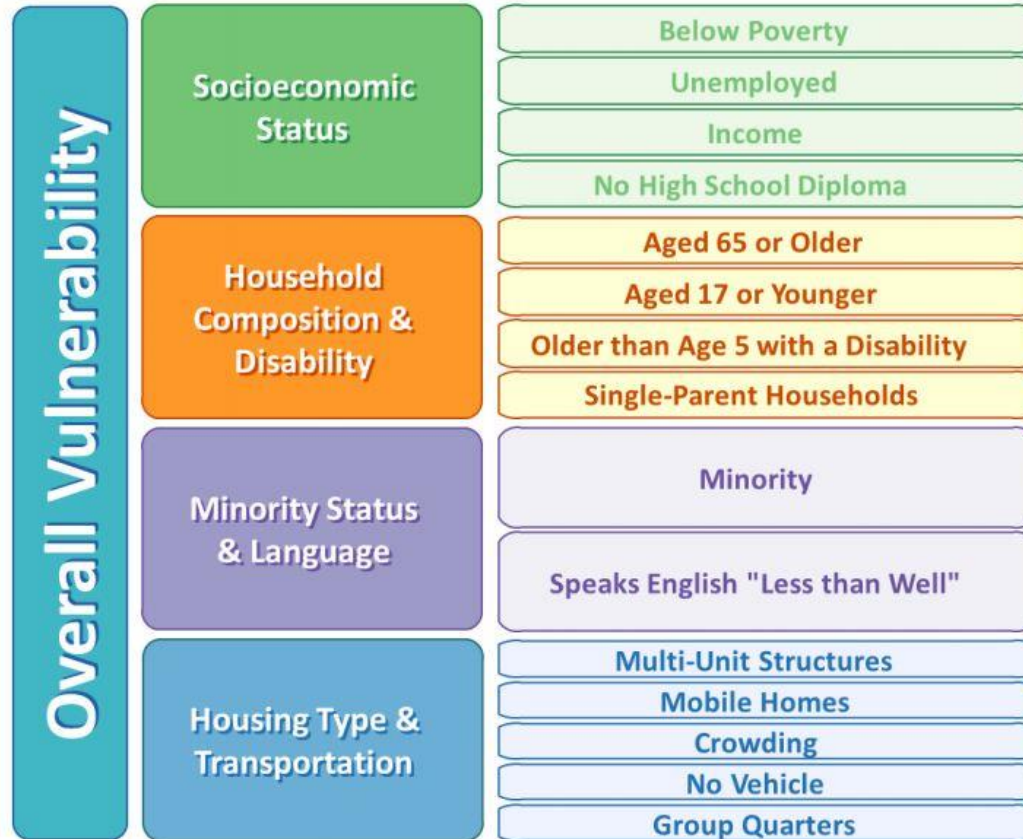
Figure 6: Change in Number of Residents by Age Group, 2010 - 2018



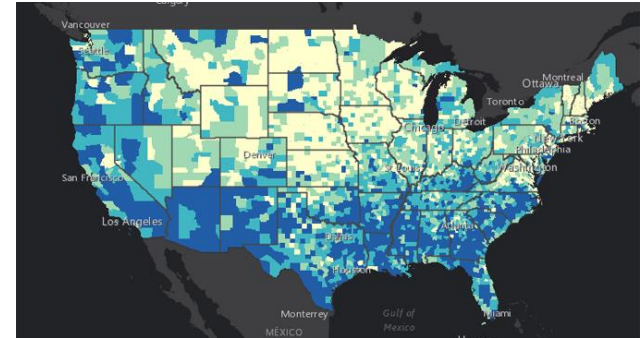
Sources: Esri Business Analyst, 2019; BAE, 2019.

THE THRIVING CITY

Socially Vulnerable Populations



Center for Disease Control - Social Vulnerability Index

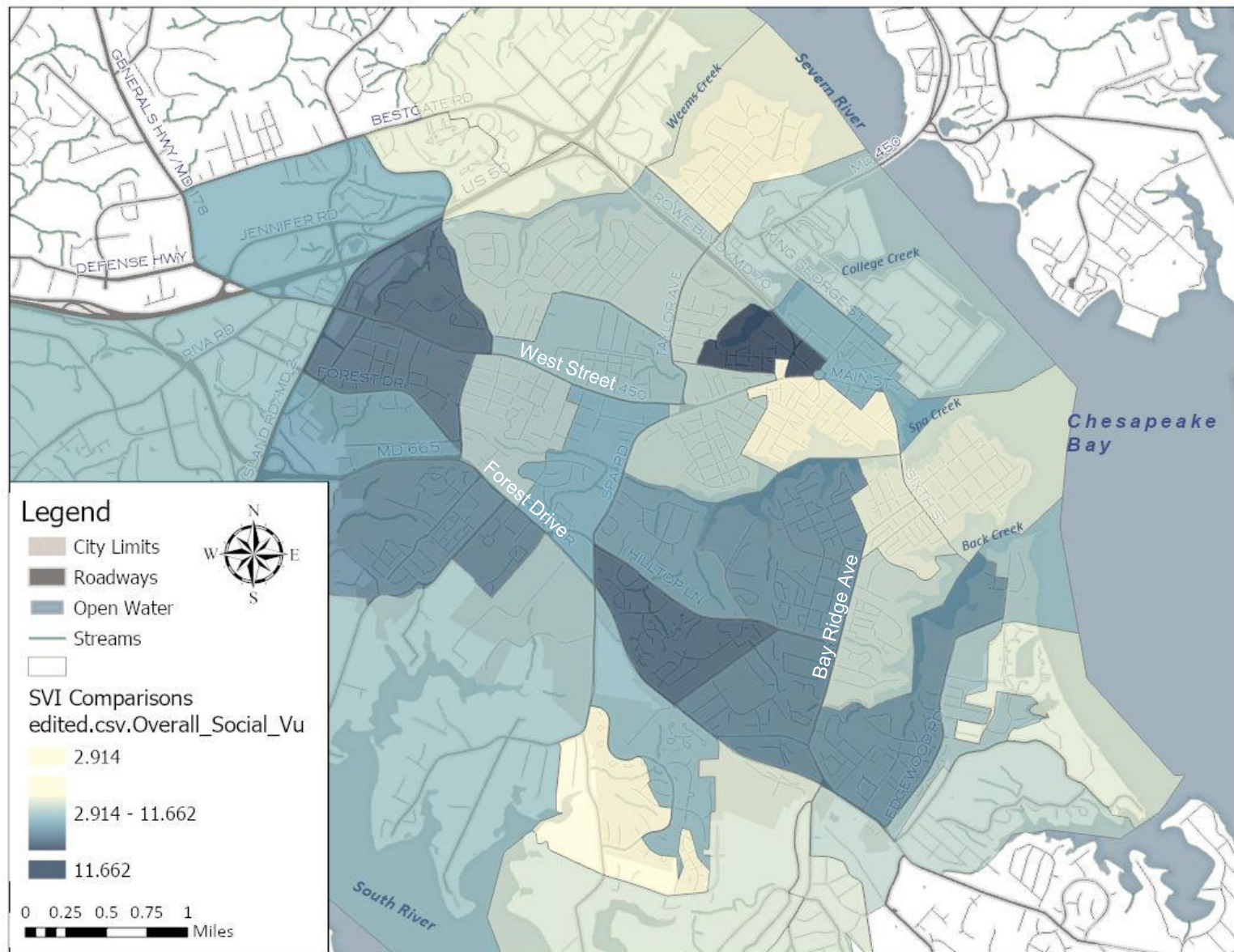


What is Social Vulnerability?

“Every community must prepare for and respond to hazardous events, whether a natural disaster like a tornado or a disease outbreak, or an anthropogenic event such as a harmful chemical spill. The degree to which a community exhibits certain social conditions, including high poverty, low percentage of vehicle access, or crowded households, may affect that community’s ability to prevent human suffering and financial loss in the event of disaster. These factors describe a community’s social vulnerability.”

THE THRIVING CITY

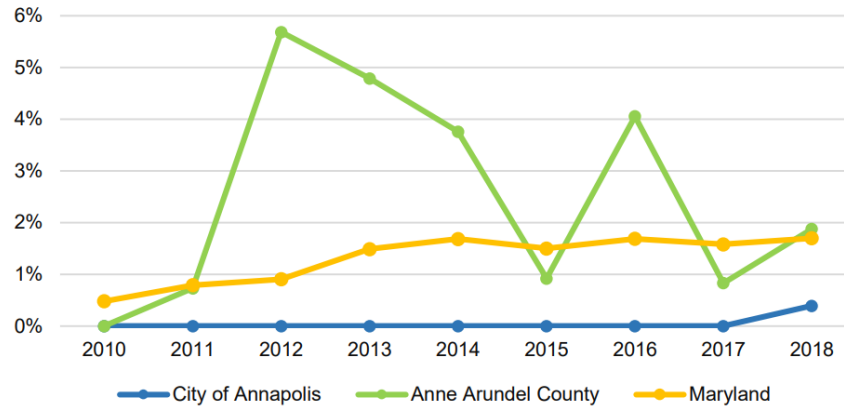
Socially Vulnerable Populations



THE THRIVING CITY

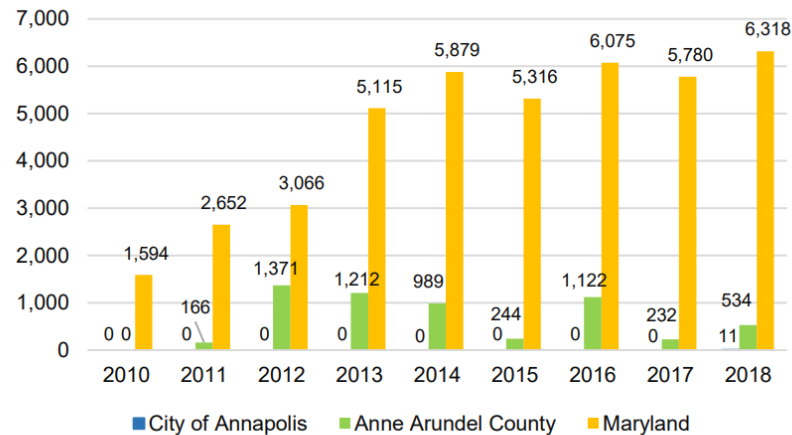
Housing

Figure 28: Annual Market-Rate Unit Deliveries as a Share of Total Market-Rate Units, 2010 - 2018



Note: Market-rate units only.
Sources: CoStar; BAE, 2019.

Figure 27: Deliveries (Market-Rate Units), 2010 - 2018

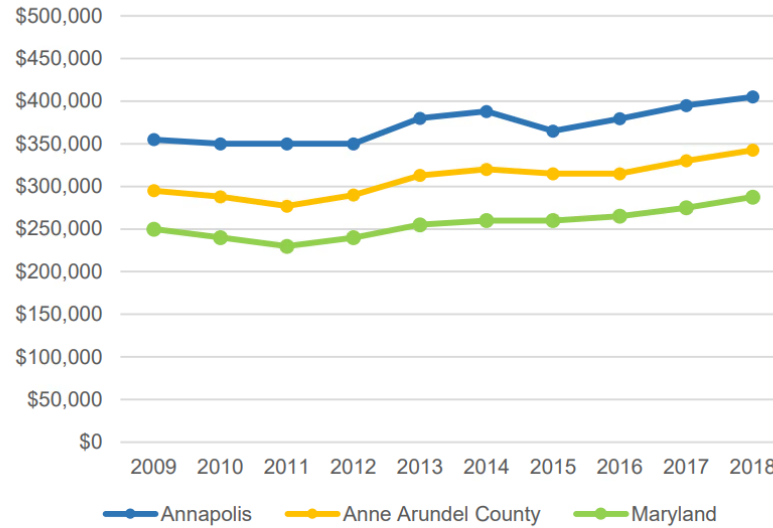


Note: Market-rate units only.
Sources: CoStar; BAE, 2019.

THE THRIVING CITY

Housing

Figure 35: Median Home Sale Price, 2009 – 2018

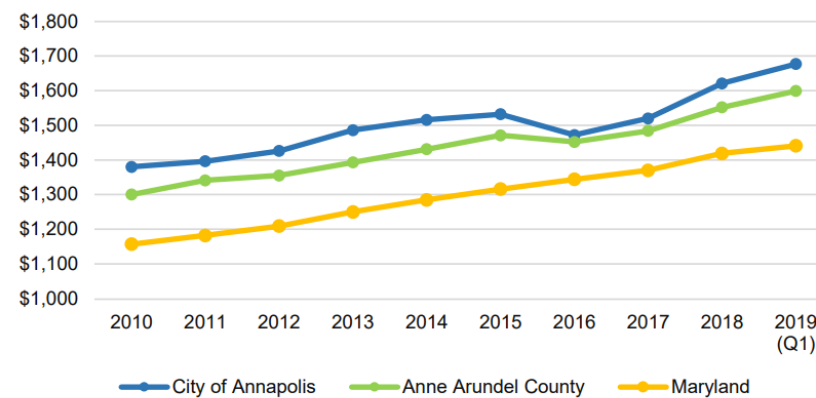


Note:

Includes all unit types (single family homes, condominiums, and townhomes).

Sources: DQNews/CoreLogic; BAE, 2019.

Figure 26: Average Rent, Market-Rate Multifamily Two-Bedroom Unit, 2010 – Q1 2019



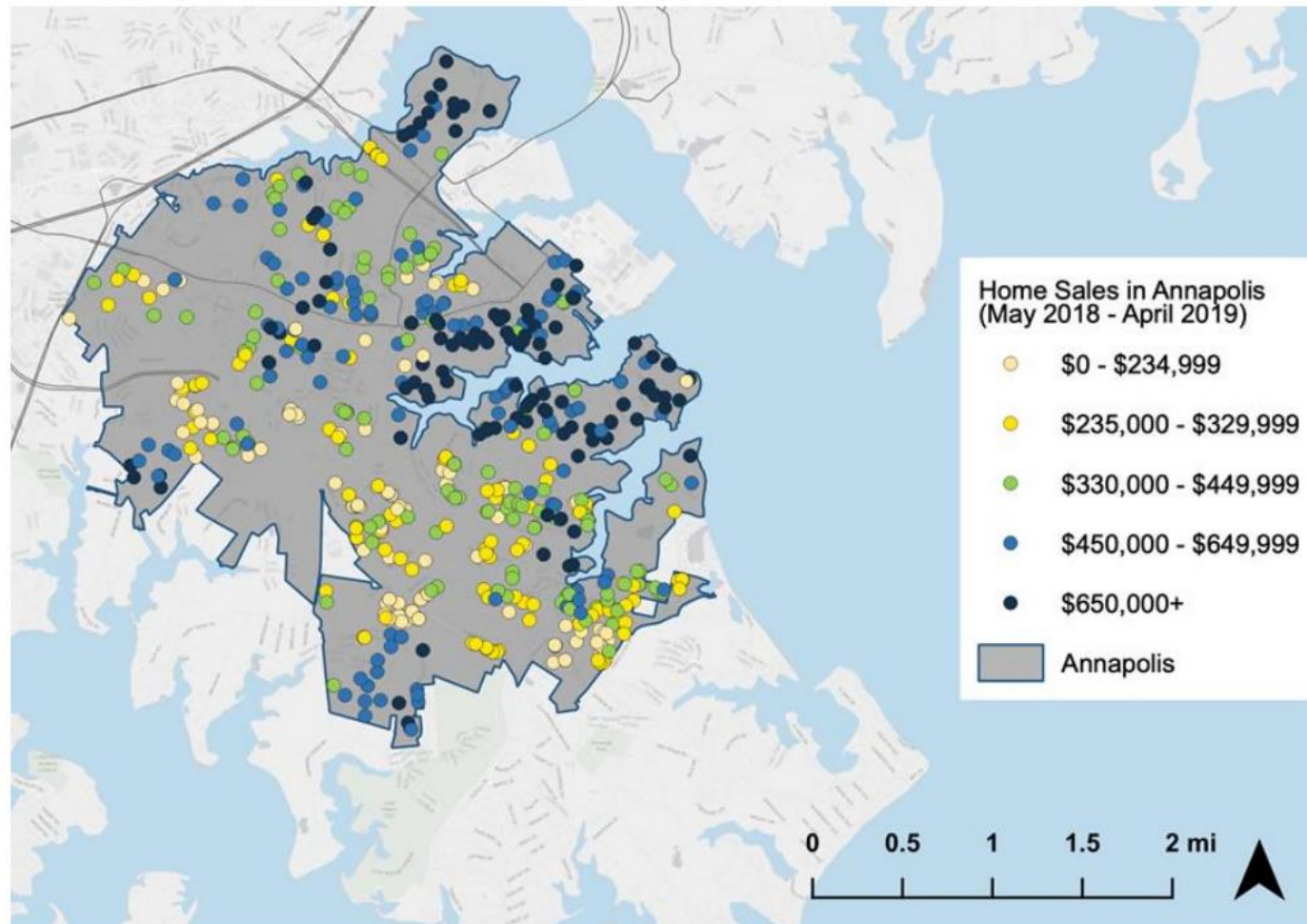
Note: Rents are effective rents; market-rate units only.

Sources: CoStar; BAE, 2019.

THE THRIVING CITY

Housing

Figure 36: Home Sales in Annapolis, April 2018 – March 2019



Sources: Corelogic/ListSource via DQNews; ArcGIS Pro; U.S. Census Bureau; BAE, 2019.

THE THRIVING CITY

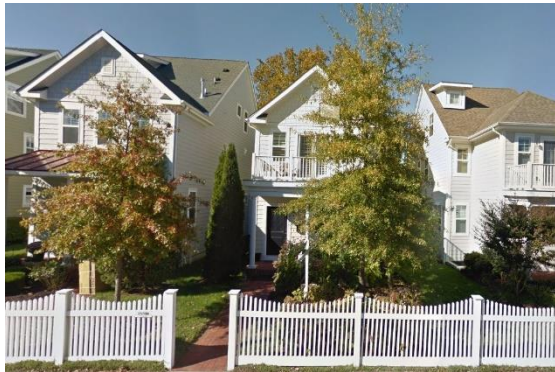
Affordable Housing



- Admiral Oaks – Community Preservation Development Corporation – REDEVELOPED
- Annapolis Gardens – Landex Corporation/HACA - REDEVELOPED
- Bay Forest Senior Apartments – Homes for America –REDEVELOPED
- Bates Senior Housing – Community Preservation Development Corporation –REDEVELOPED
- Bay Ridge Gardens – Rose Company –REDEVELOPED
- Bowman Commons – Bowman Community Development Corporation - REDEVELOPED
- Bowman Place – Homes for America –REDEVELOPED
- Bloomsbury Square – REDEVELOPED
- Bywater Mutual Homes – COOPERATIVE
- Obery Court – College Creek Terrace – Pennrose/HACA – REDEVELOPED
- Homes at the Glen – Homes for America – NEW CONSTRUCTION
- Homes at Monument – Homes for America – REDEVELOPED
- Woodside Gardens – Fairstead– REDEVELOPED
- Newtown 20 – REDEVELOPMENT BEGINNING
- Morris Blum Senior Housing – REDEVELOPMENT TO BEGIN SOON

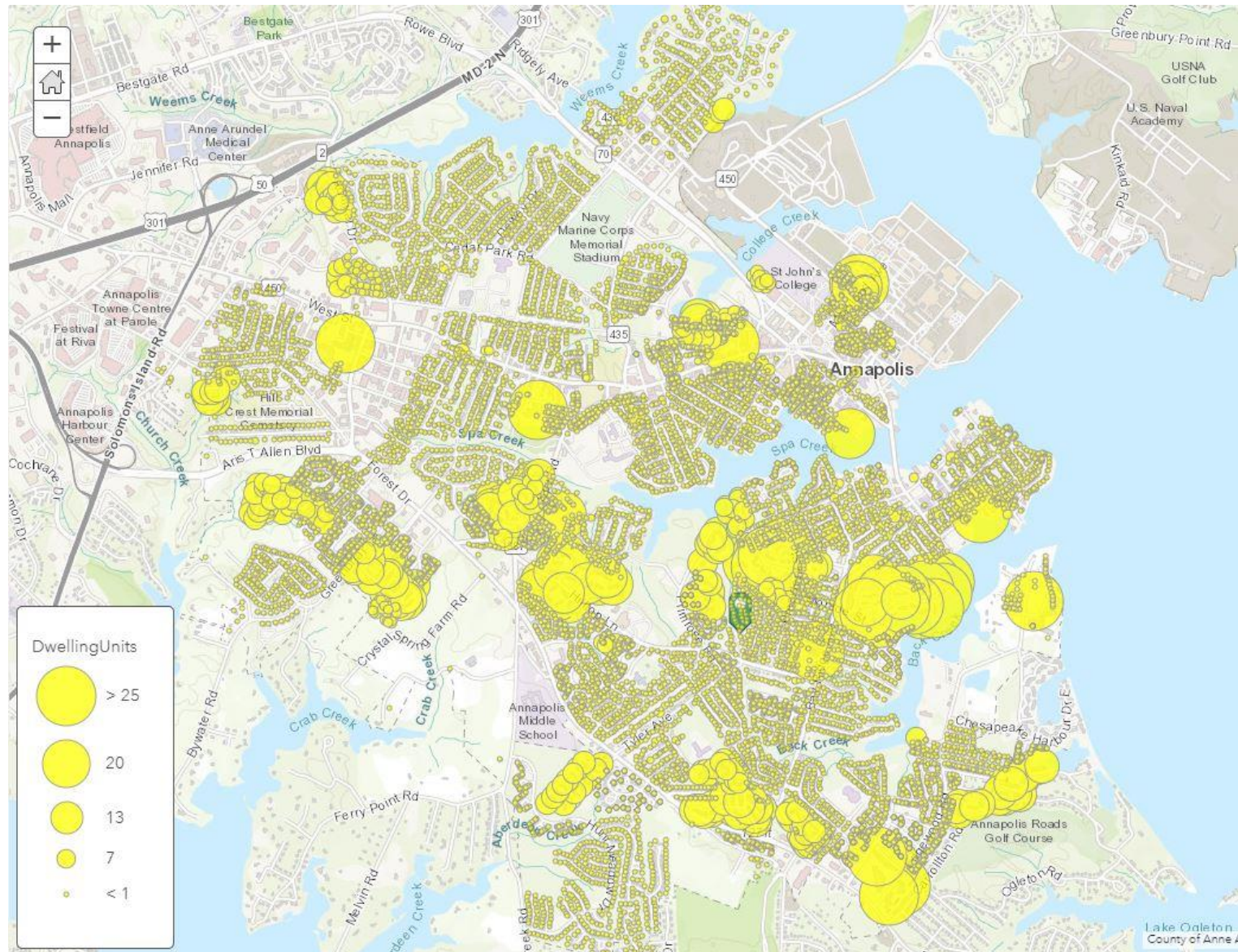
THE THRIVING CITY

Missing Middle Housing



THE THRIVING CITY

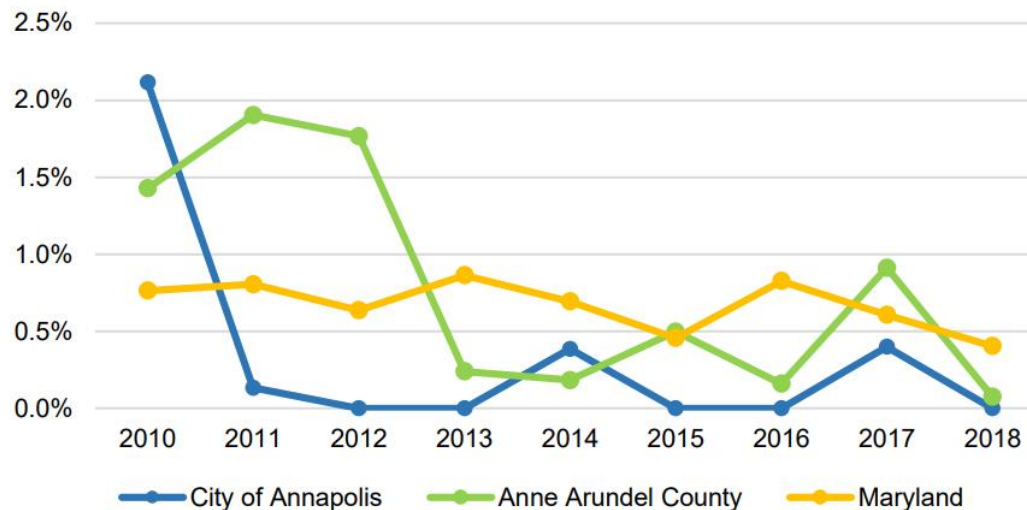
Housing



THE THRIVING CITY

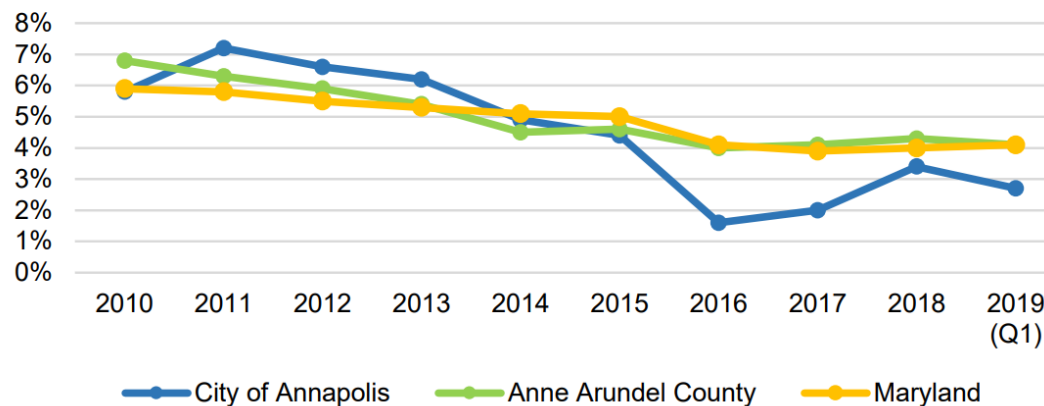
Retail Development

Figure 38: Annual Retail Deliveries (SF) as a Share of Total Retail Inventory (SF), 2010 – 2018



Sources: CoStar; BAE, 2019.

Figure 39: Average Retail Vacancy Rates, 2010 – Q1 2019

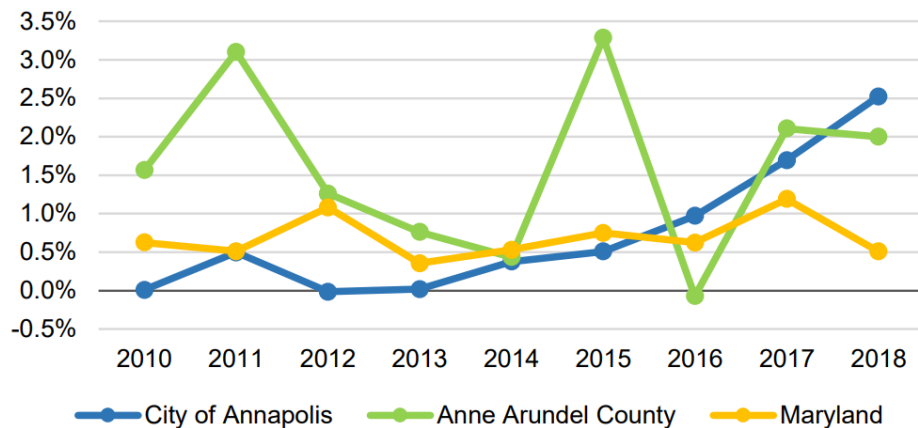


Sources: CoStar; BAE, 2019.

THE THRIVING CITY

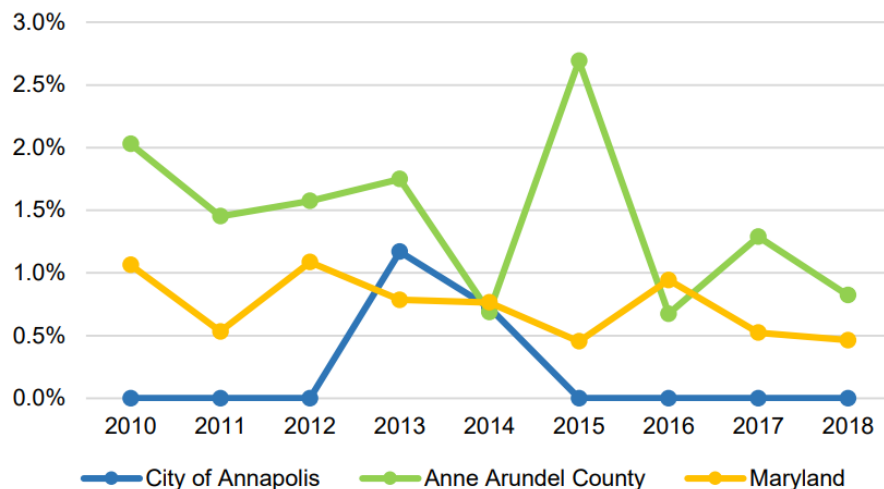
Development Patterns

Figure 44: Office Net Absorption Rates, 2010 – 2018



Sources: CoStar; BAE, 2019.

Figure 42: Annual Office Deliveries (SF) as a Share of Total Office Inventory (SF), 2010 – 2018



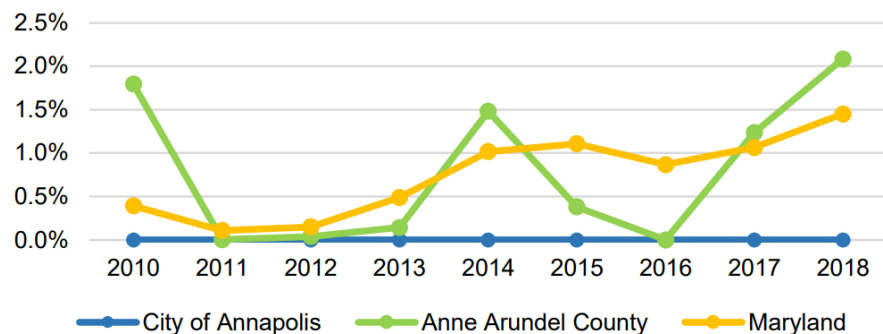
Note: Inventory and deliveries measured in square feet.

Sources: CoStar; BAE, 2019.

THE THRIVING CITY

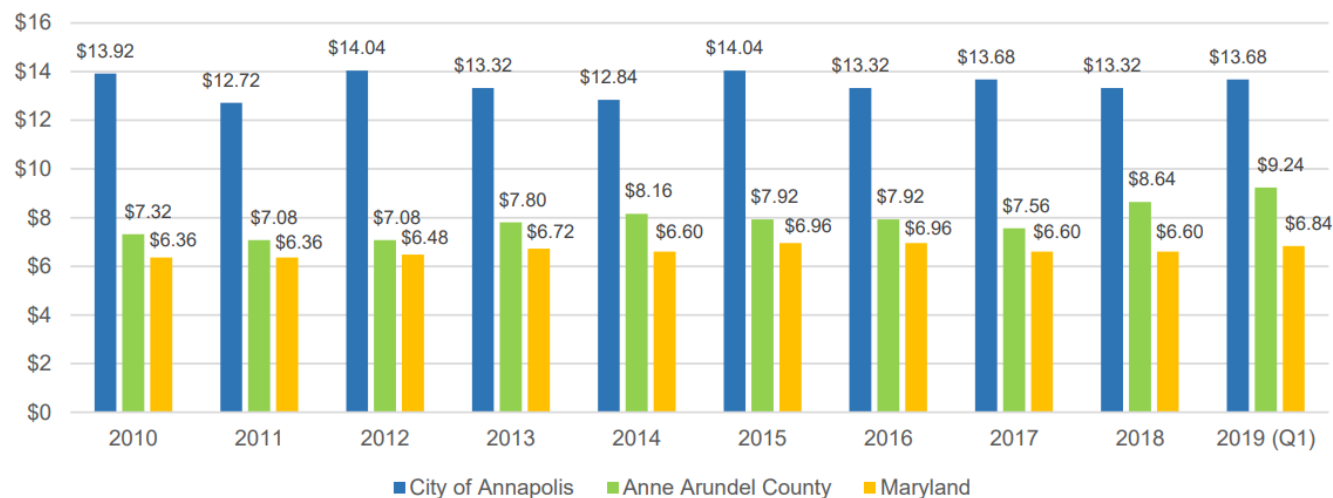
Industrial/Flex Development

Figure 46: Annual Industrial/Flex Deliveries (SF) as a Share of Total Industrial/Flex Inventory (SF), 2010 – 2018



Note: Inventory and deliveries measured in square feet.
Sources: CoStar; BAE, 2019.

Figure 45: Average Annual Industrial/Flex Rent PSF, 2010 – Q1 2019



Notes:
Rents reflect direct leases of all service types.
Sources: CoStar; BAE, 2019.

THE THRIVING CITY

Future Land Use



Framework Districts

- Living + Regional Serving Commerce
- Living + Neighborhood Serving Commerce
- Adaptive Reuse
- Community Industry
- Neighborhood Conservation

Figure 1.12 Proposed Development Framework Districts



THE THRIVING CITY

Future Land Use

Living and Regional Serving Commerce



Desired Characteristics - Promote Growth

- High intensity urban scale mixed-use development
- Regional-serving retail destinations
- Transition to lower permitted heights and densities east of Old Solomons Island Road
- Densities support transit
- Multi-modal transit hub
- Bicycle and pedestrian connectivity to adjacent neighborhoods
- Park and open space

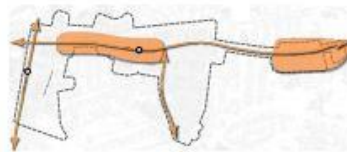


Existing



Potential

Living and Neighborhood Serving Commerce



Desired Characteristics - Beautify the Corridor

- Moderate intensity mixed-use development
- Multi-family and attached townhouses
- Neighborhood and convenience retail
- Promotes active lifestyle
- Dynamic sidewalk experience
- Safe, active and interesting public space
- Enhanced ecological features
- Access to transit



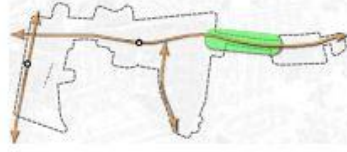
Existing



Potential



Adaptive Reuse



Desired Characteristics - Protect Character

- Building reuse and rehabilitation
- Retain architectural character
- Safe, active and interesting public space
- Enhanced ecological features
- Access to transit



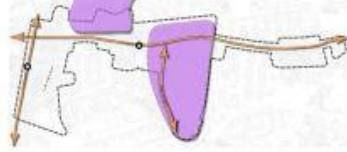
Existing



Potential



Community Industry



Desired Characteristics - Build on Identity

- Retain and protect industrial uses
- Improved walkability
- Ensure compatible transitions with adjacent areas
- Retail sale of goods produced on the premises
- Reduce impervious surface areas
- Enhanced ecological features
- Parking management



Existing



Potential



Neighborhood Conservation



Desired Characteristics - Strengthen Community

- Improved lighting
- Bicycle and pedestrian connectivity
- Improved crosswalks
- Walkable access to retail and commercial areas
- Access to parks and open space



Existing



Potential

3. PROPOSED DEVELOPMENT FRAMEWORK

THE THRIVING CITY

Compact and Connected Places

THE RIGHT MIX MATTERS! BUILDING BLOCKS FOR INCLUSIVE CITIES

THE RIGHT MIX FOR A NEIGHBORHOOD INCLUDES:

MIX OF ACTIVITIES

HOUSING, JOBS, SCHOOLS AND RETAIL COMPLEMENTARY USES

so that your neighborhood is vibrant from morning till evening and supports good transit over long hours.

EVERYDAY NECESSITIES ACCESS TO LOCAL SERVICES

so that you can easily walk to at least an elementary school, health services, and a fresh food market to help meet your daily needs.

GREEN AND OPEN SPACES ACCESS TO PARKS AND PLAYGROUNDS

so that you can go out play, interact, and maintain your physical and mental health close by.



MIX OF PEOPLE

HOUSING OPPORTUNITIES FOR ALL INCOME LEVELS AFFORDABLE HOUSING

so that your neighborhood is diverse and offers housing options for all.

LONG-TERM AS WELL AS NEW RESIDENTS HOUSING PRESERVATION

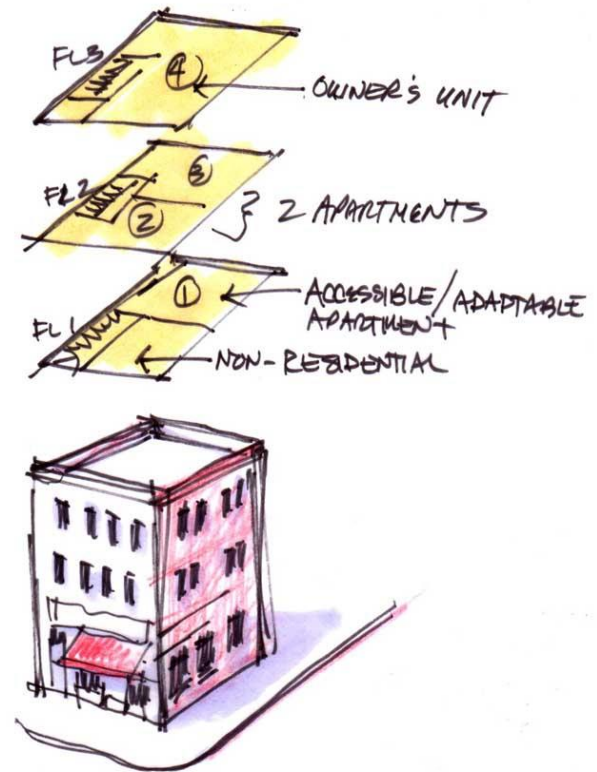
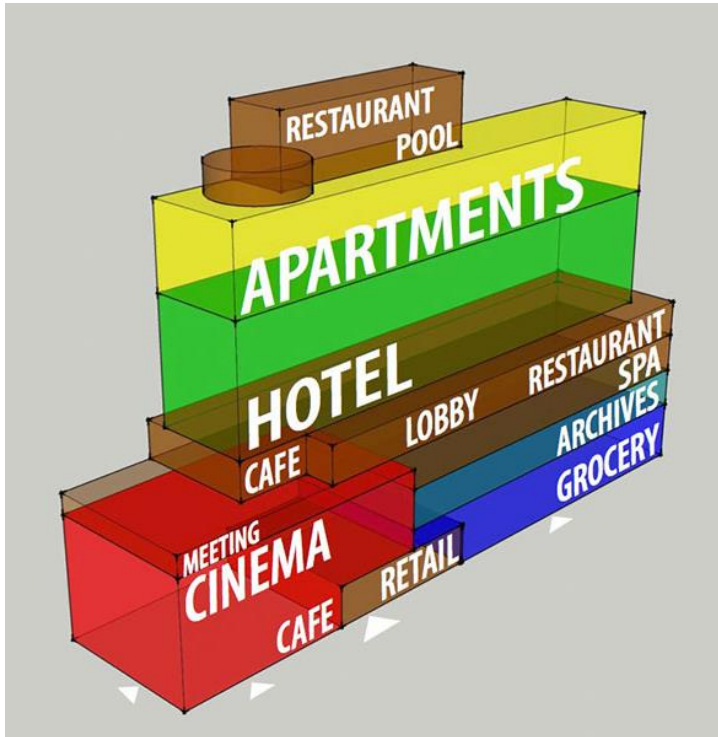
so that your neighborhood can grow without uprooting the people who already live there.

OLD LOCAL BUSINESSES AS WELL AS NEW ONES BUSINESSES AND SERVICES PRESERVATION

so that old businesses continue serving and employing local people while new ones enrich local activity.

THE THRIVING CITY

Mixed-Use Development



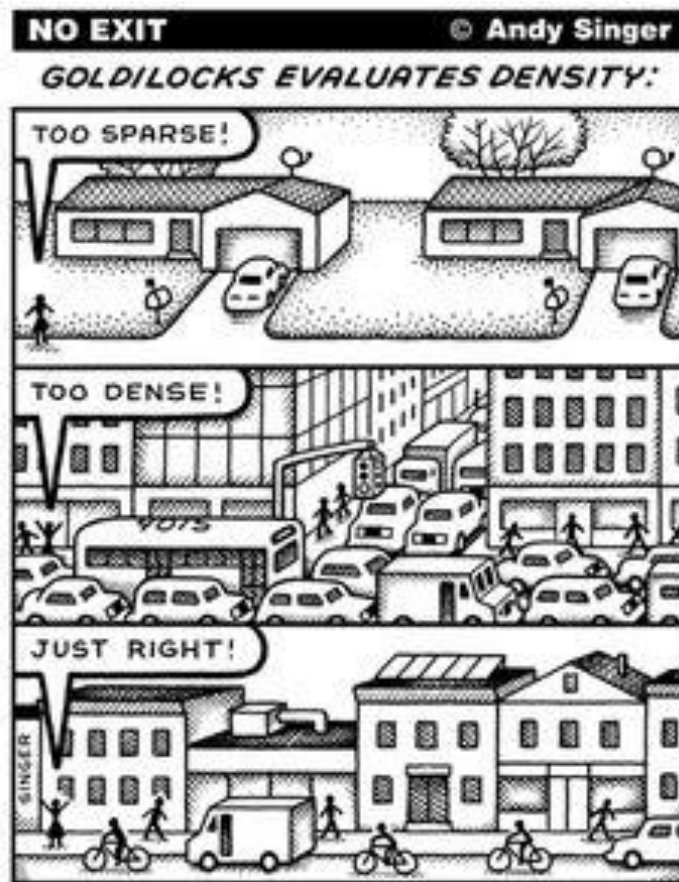
THE THRIVING CITY

Mixed-Use Development



THE THRIVING CITY

Questions?



THE FUNCTIONAL CITY



THE FUNCTIONAL CITY

Roadways

THE STROAD

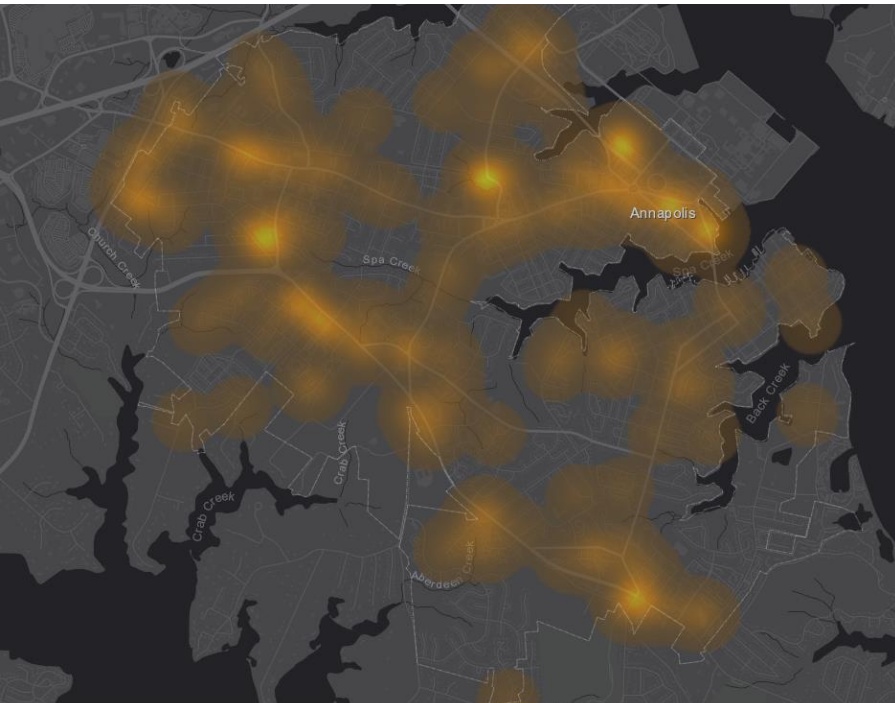
STRONG
TOWNS



A street/road hybrid. The future of transportation investments.

THE FUNCTIONAL CITY

Roadways



Heat Map of Vehicular Crashes

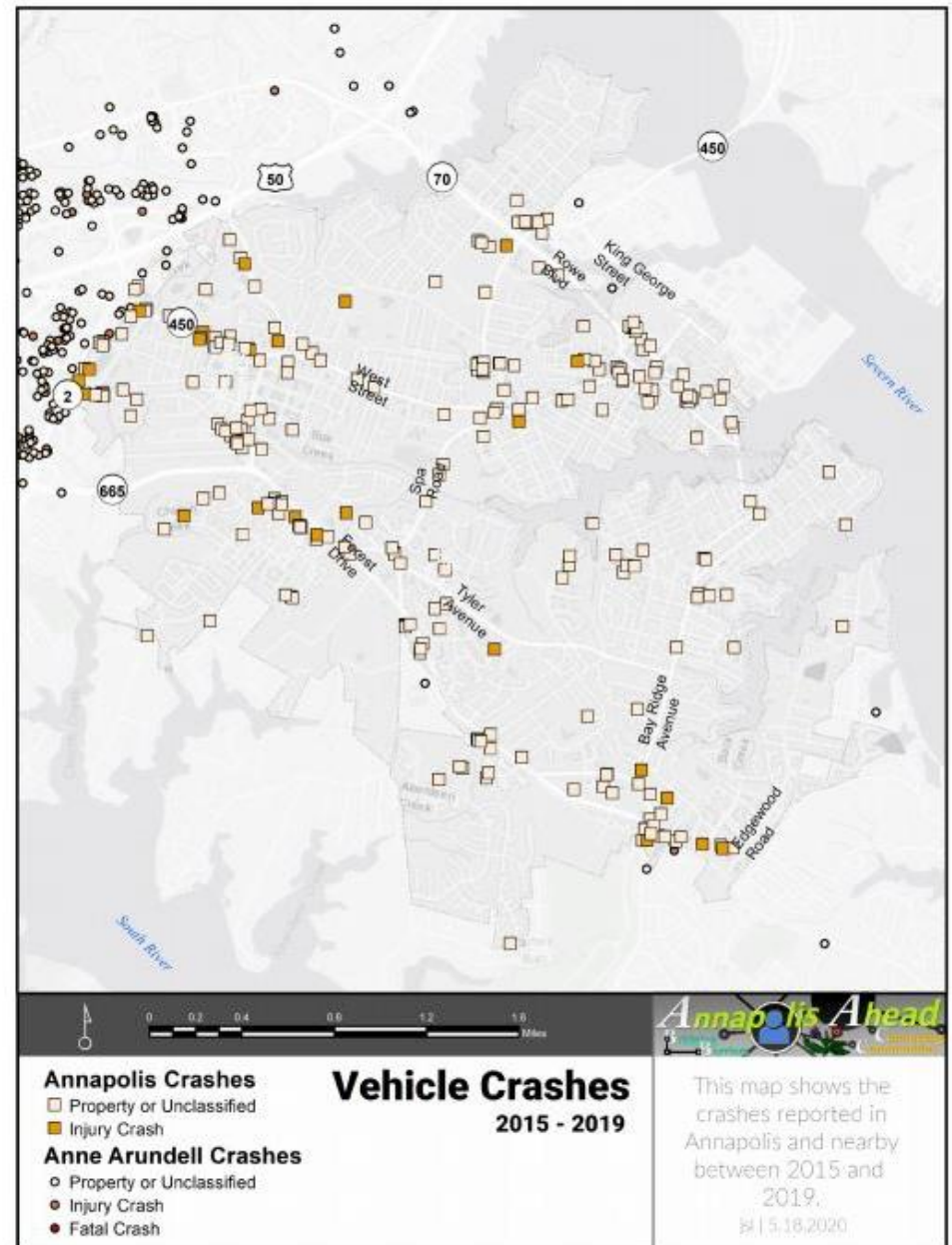


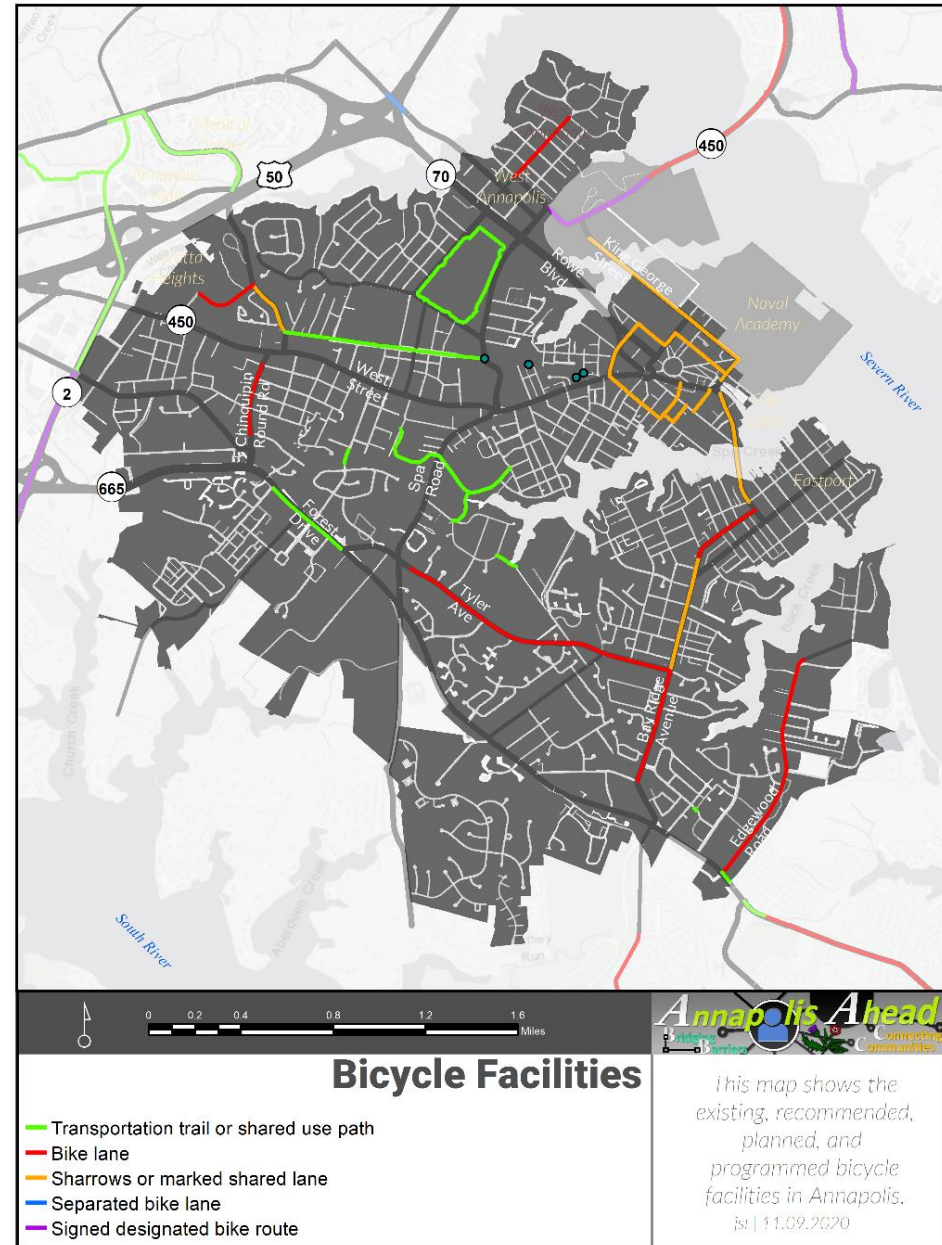
Figure 12. Annapolis Crash Map
(source: City of Annapolis)

THE FUNCTIONAL CITY

Bike Mobility



Bike activity in Annapolis
(Strava data)



Bicycle Facilities

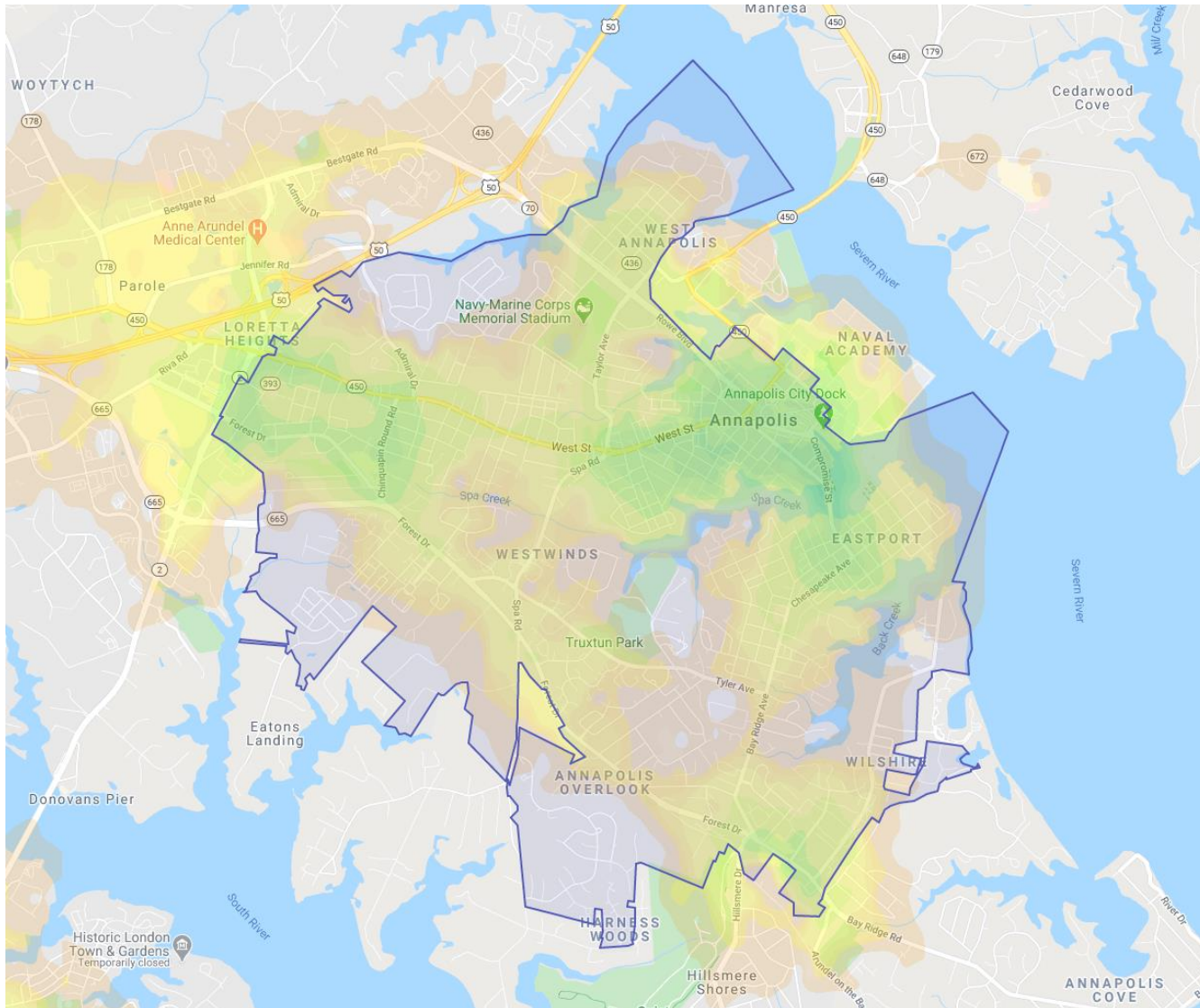
- Transportation trail or shared use path
- Bike lane
- Sharrows or marked shared lane
- Separated bike lane
- Signed designated bike route

Annapolis Ahead
Children's Services | Community Development

This map shows the existing, recommended, planned, and programmed bicycle facilities in Annapolis.
Jst | 11.09.2020

THE FUNCTIONAL CITY

Pedestrian Mobility



Walk Score Map of Annapolis (Walk Score data)

THE FUNCTIONAL CITY

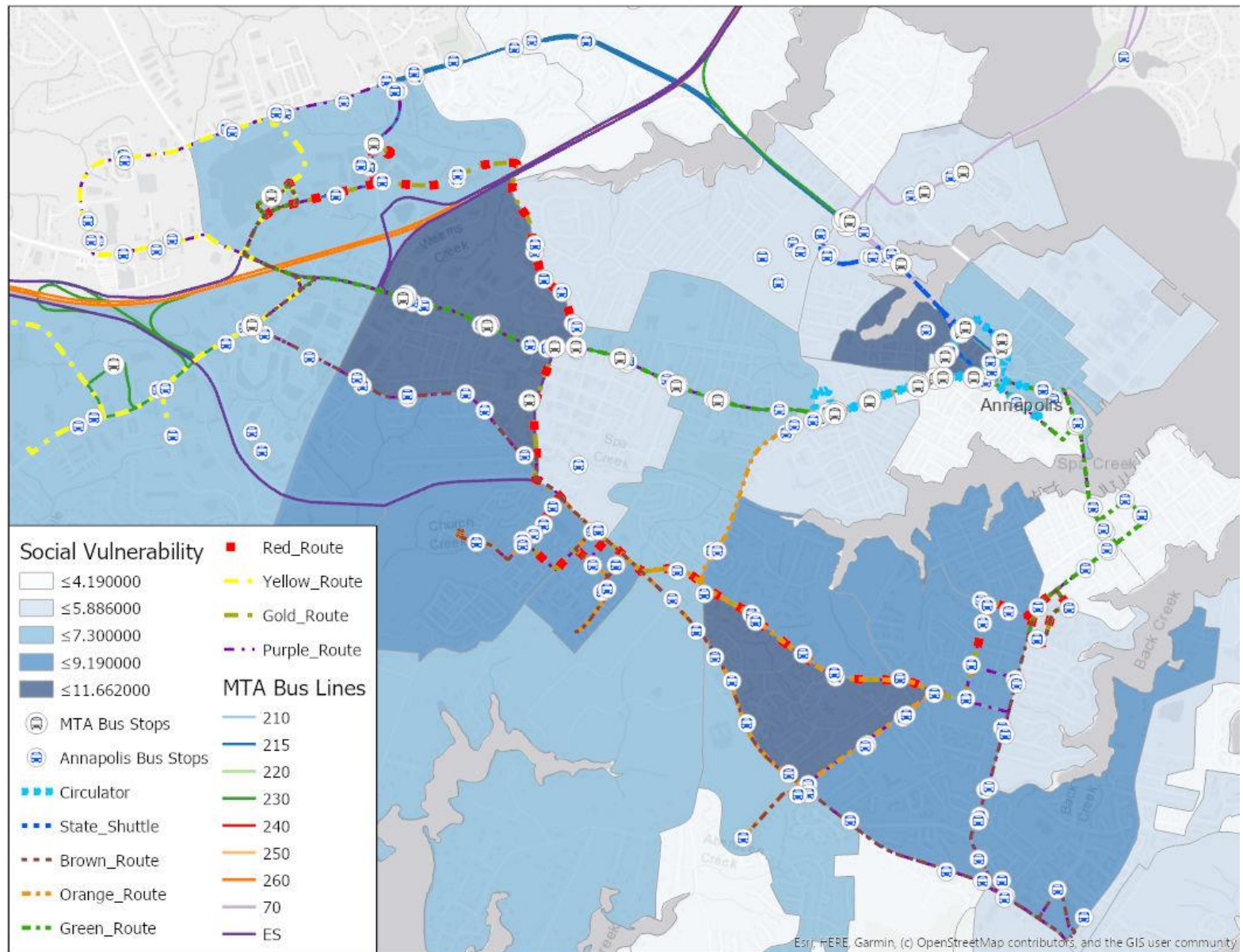
Complete Streets / Human-Scaled Streets



“Neighborhood Street” (from NACTO’s Urban Street Design Guide)

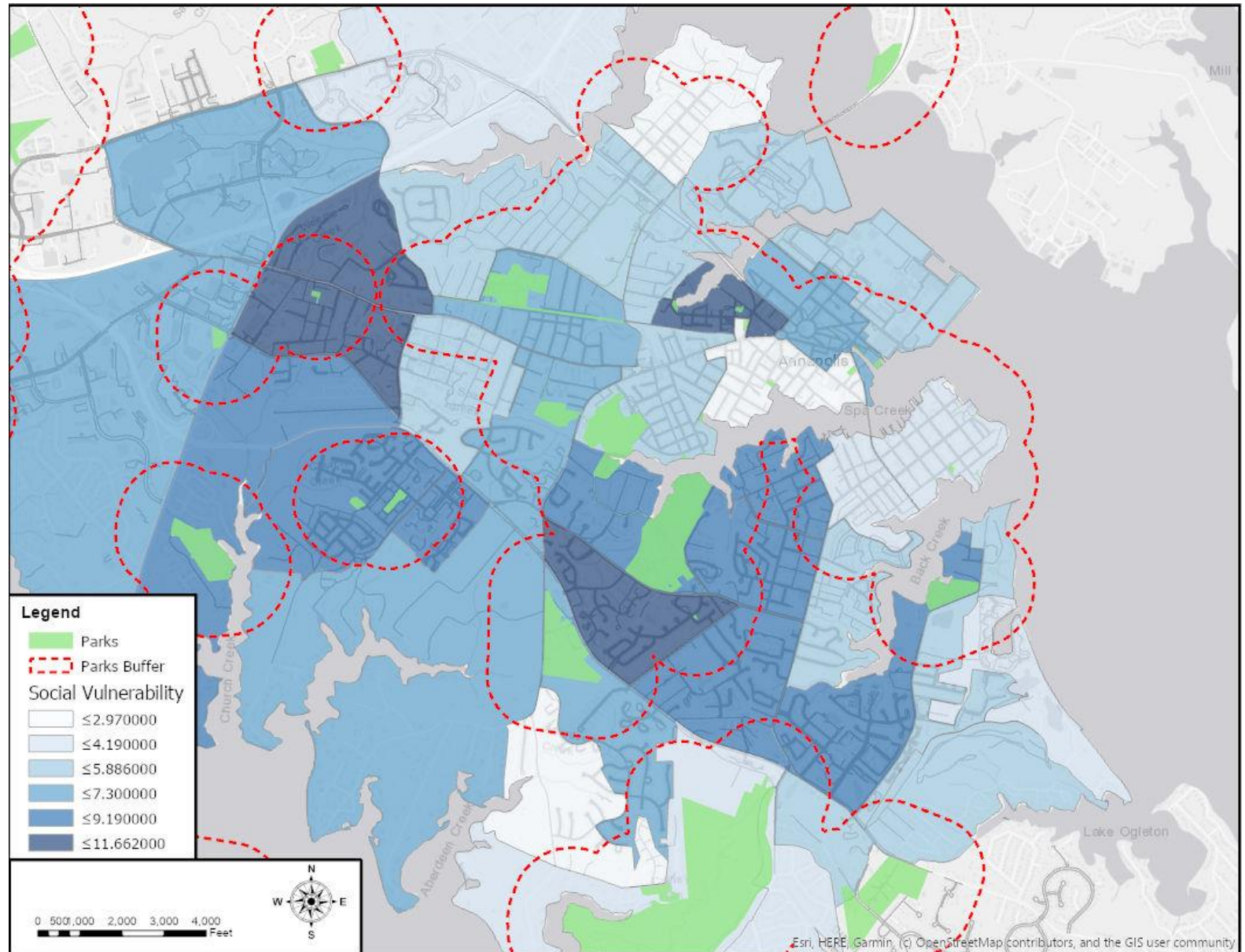
THE FUNCTIONAL CITY

Transit Equity



THE FUNCTIONAL CITY

Open Space Equity



THE FUNCTIONAL CITY

Open Space Equity

ParkServe®

The Trust for Public Land

November 11, 2020

Page 1 of 2

THE
TRUST
FOR
PUBLIC
LAND

Project Areas

Annapolis, MD - City Level Report


Legend

 City Boundary

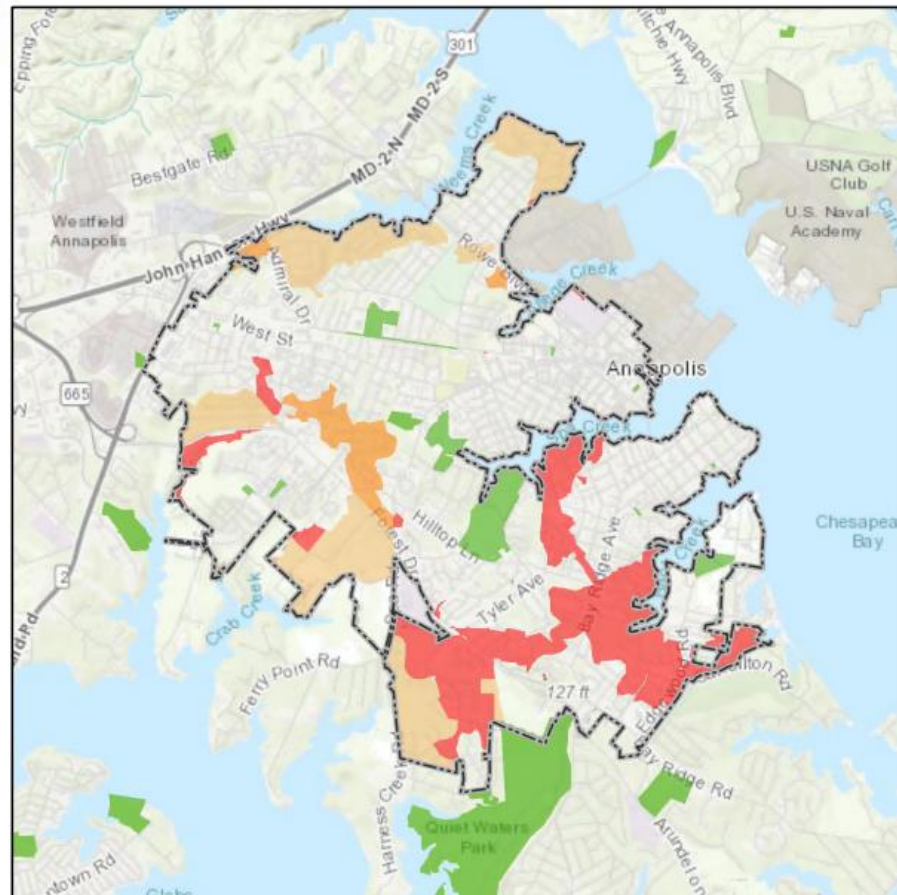
 Parks

Park Need

 High

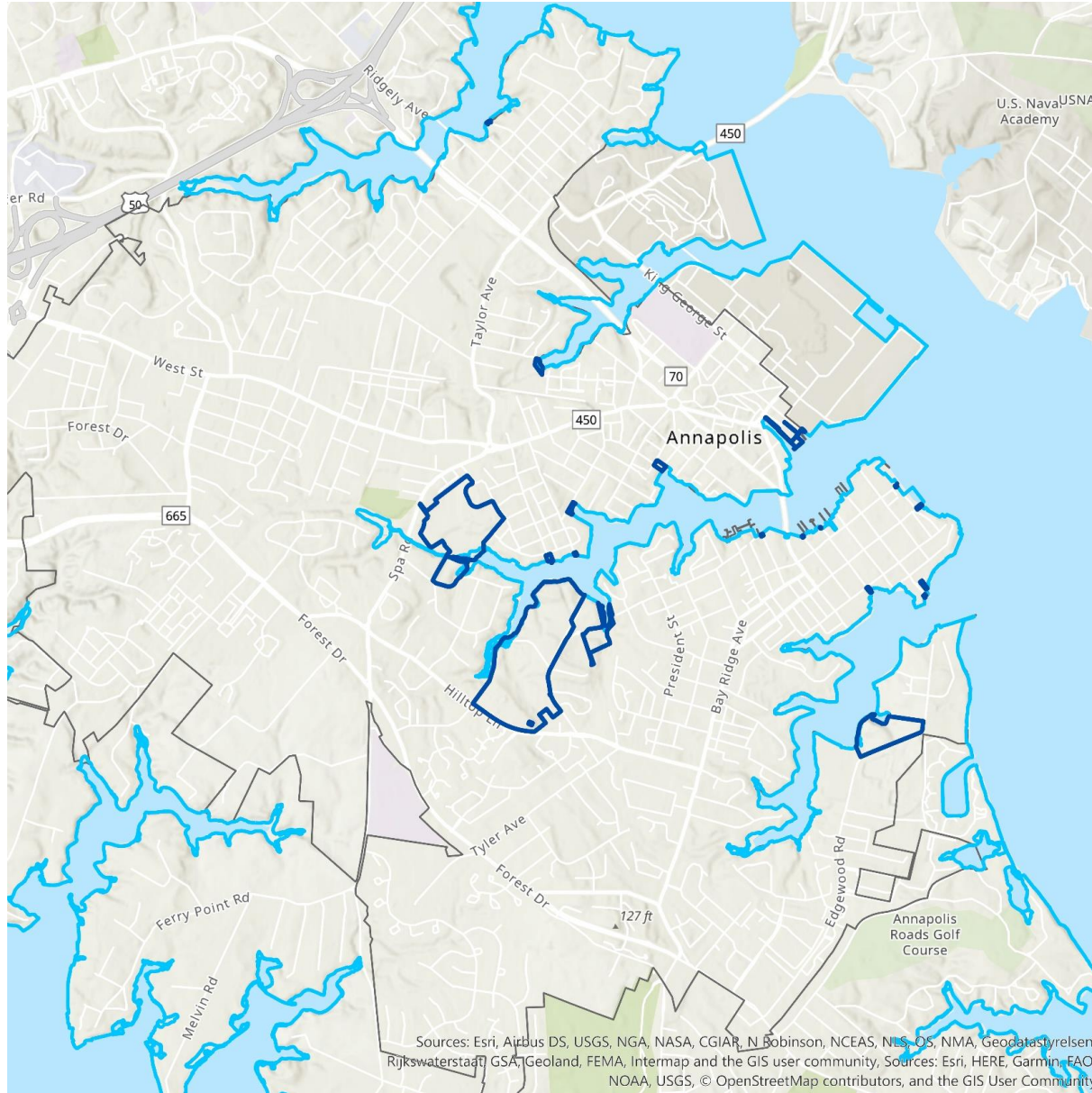
 Moderate To High

 Moderate



THE FUNCTIONAL CITY

Public Waterfront Access



**Public
Waterfront:
9800 +/- LF**

**Total Waterfront:
45,580 +/- LF**

THE FUNCTIONAL CITY

College Creek



THE FUNCTIONAL CITY

Arts & Culture



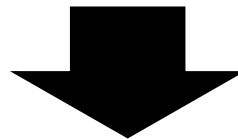
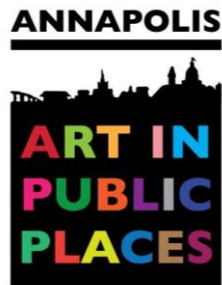
Summer	Concert	Series	2019
Susan Campbell Park in downtown Annapolis			
Date	Time	Band	
Fri May 10	7 - 10 pm	City Dock Tango	
Sun May 19	6:30 - 8:30 pm	Jazz Mosaic	
Sun May 26	6:30 - 8:30 pm	Annapolis Junction Big Band	
Sun June 2	6:30 - 8:30 pm	Music Educators of Greater Annapolis (MEGA)	
Sun June 9	6:30 - 8:30 pm	Kings of Crownsville	
Fri June 14	7 - 10 pm	City Dock Tango	
Sun June 16	6:30 - 8:30 pm	Cadillac Mule	
Sun June 30	6:30 - 9 pm	City Dock Salsa	
Sun July 7	6:30 - 8:30 pm	Dr. Phil Butts Sunset Band	
Fri July 12	7 - 10 pm	City Dock Tango	
Sun July 14	6:30 - 8:30 pm	Crabtown Big Band	
Sun July 21	6:30 - 8:30 pm	The High & Wides	
Sun July 28	6:30 - 9 pm	City Dock Salsa	
Sun Aug 4	6:30 - 8:30 pm	The Pantones Steel Drums	
Fri Aug 9	7 - 10 pm	City Dock Tango	
Sun Aug 11	6:30 - 8:30 pm	Abe Ovadra Jazz Trio	
Sun Aug 18	6:30 - 8:30 pm	Dr. Phil & his Big Band	
Sun Aug 25	6:30 - 9 pm	City Dock Salsa	
Sun Sep 1	6:30 - 8:30 pm	Sounds of Joshua Praise Choir	
Sun Sep 8	6:30 - 8:30 pm	Starvation Army Band	
Fri Sep 13	7 - 10 pm	City Dock Tango	
Sun Sep 15	6:30 - 8:30 pm	Naptown Brass Band	
Sun Sep 22	6 - 8 pm	Bayside Big Band	

All events are scheduled as of April and could be updated during the summer. Alcoholic beverages are prohibited from being consumed at this venue; open containers are not allowed.
If inclement weather, cancellations are made by 3 p.m. the day of the event.
www.annapolis.gov/summerconcerts or www.facebook.com/aippcannapolis



THE FUNCTIONAL CITY

Arts Ecosystem



Galleries

Museums

Arts Programming
Organizations

Performance
Venues

Public
Spaces

Artists

Arts District

THE FUNCTIONAL CITY

Arts District



LEGEND



Arts District



Public Property

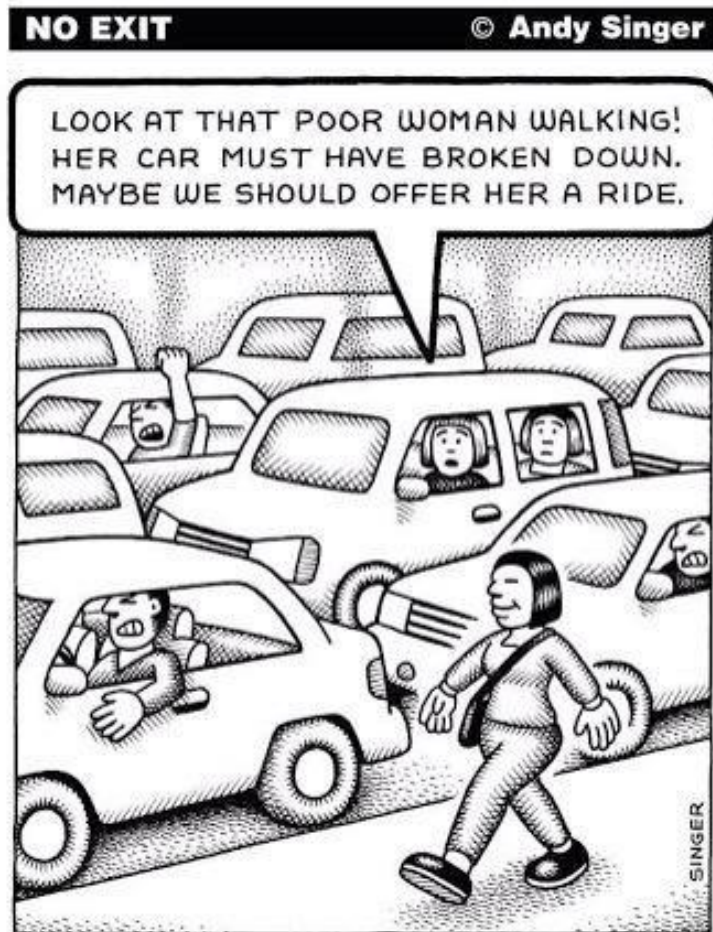
Existing Shared Use Trail



Date: August 2020

THE FUNCTIONAL CITY

Questions?



THE ADAPTIVE CITY

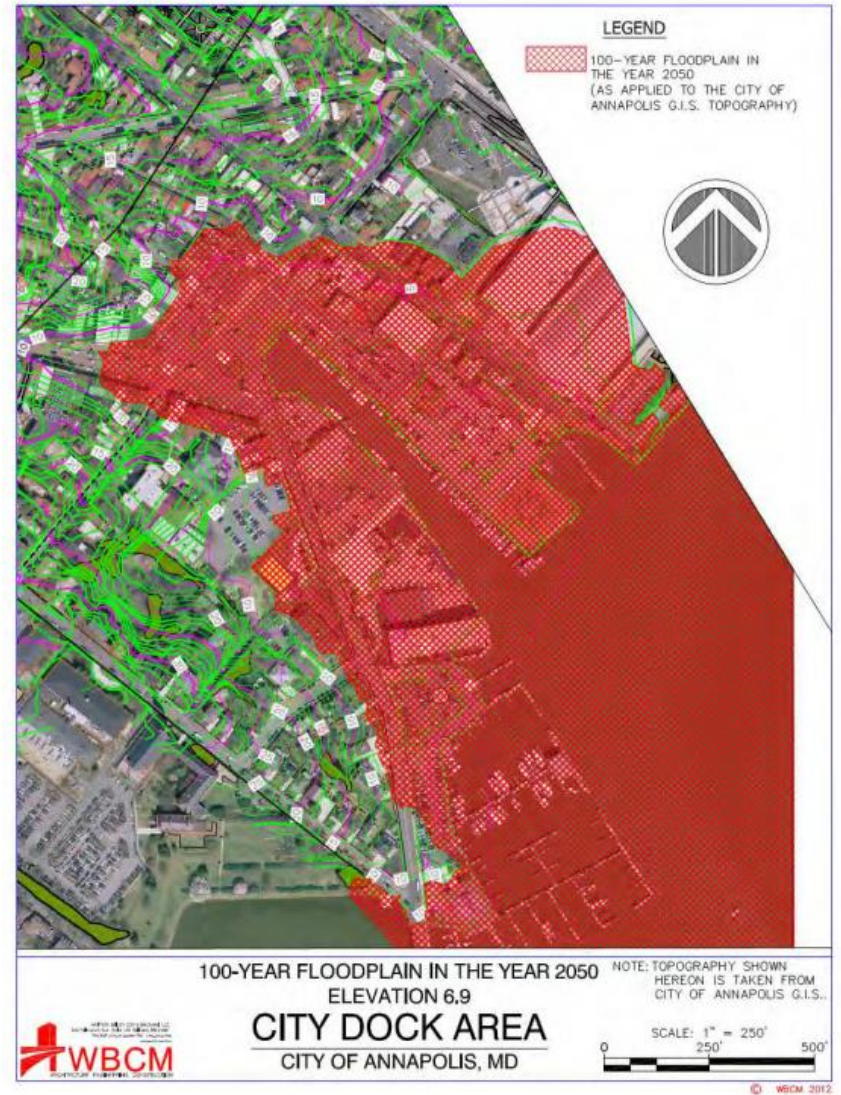


THE ADAPTIVE CITY

Sea Level Rise



2012



2050

THE ADAPTIVE CITY

Sea Level Rise



THE ADAPTIVE CITY

Urban Resilience



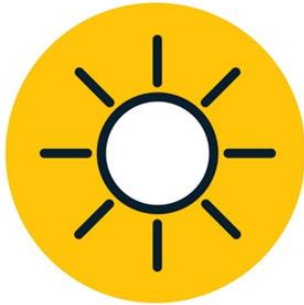
**CITIES
NETWORK**

The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience.

THE ADAPTIVE CITY

Urban Resilience

**EXTREME
TEMPERATURES**



HEAT

**EXTREME
PRECIPITATION**



**STORMWATER
FLOODING**

SEA LEVEL RISE



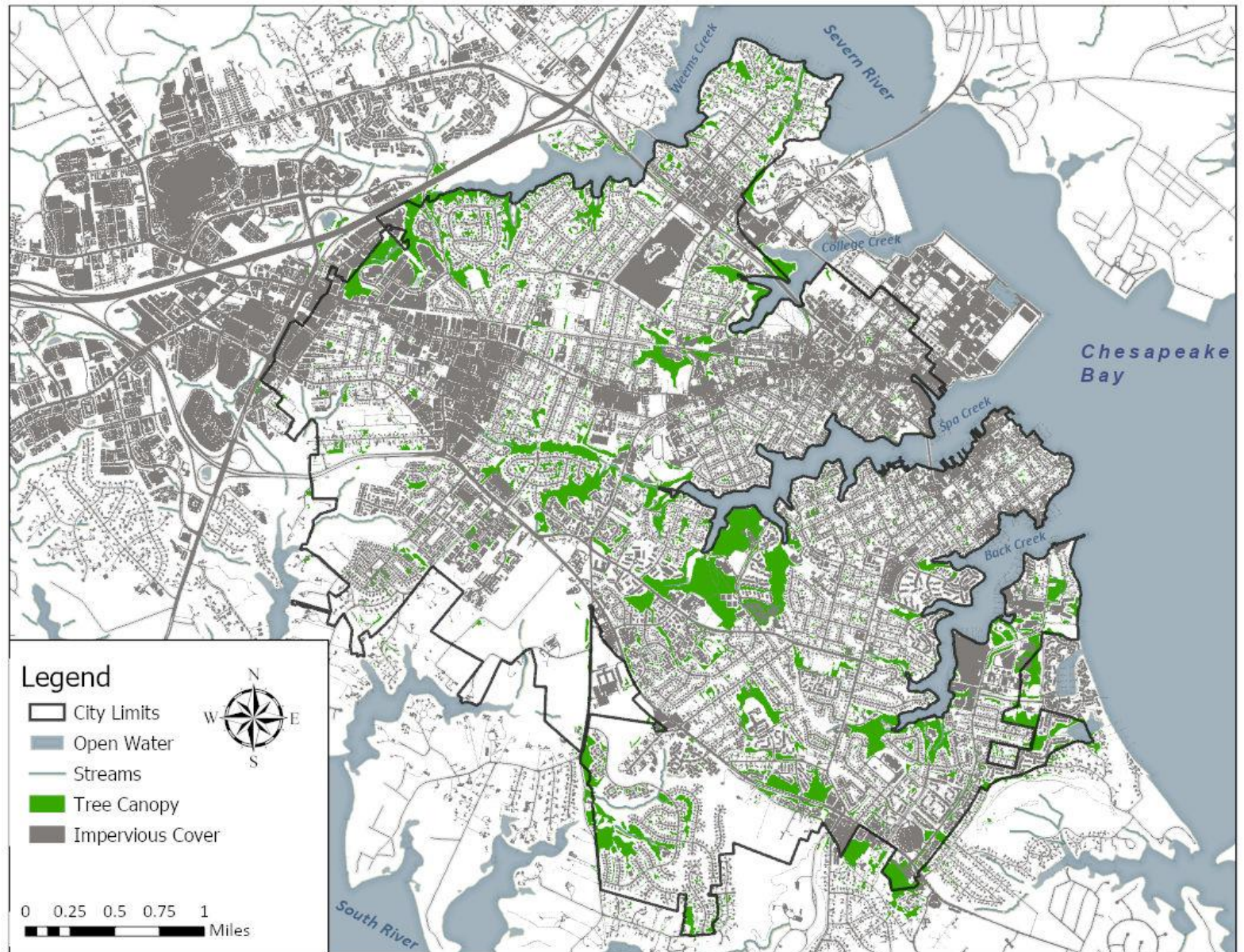
**COASTAL & RIVERINE
FLOODING**

**COASTAL
STORMS**



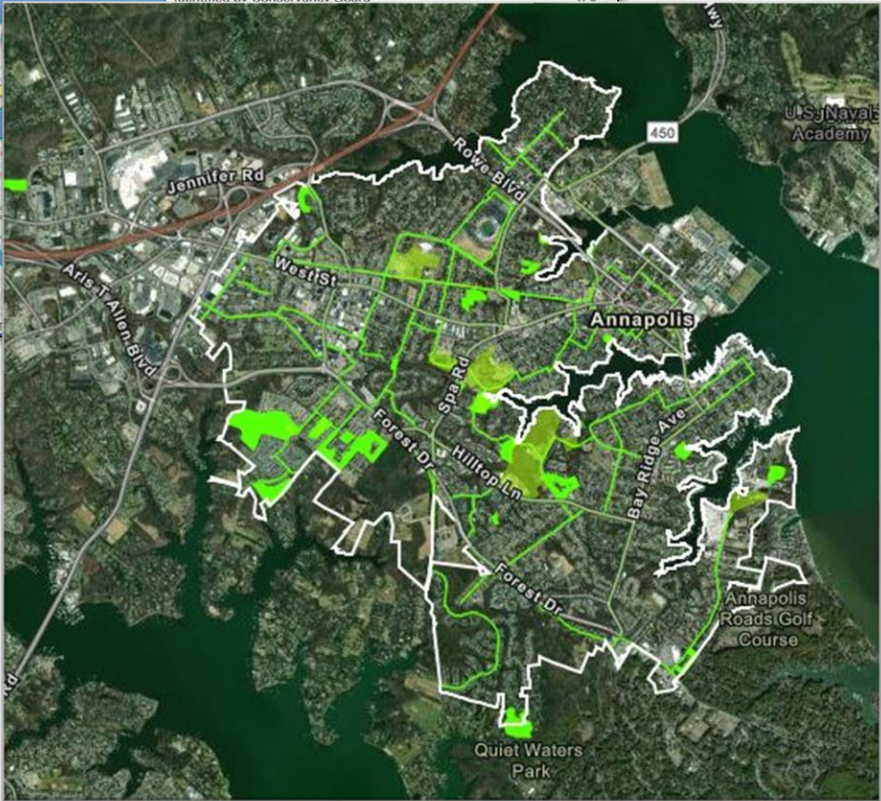
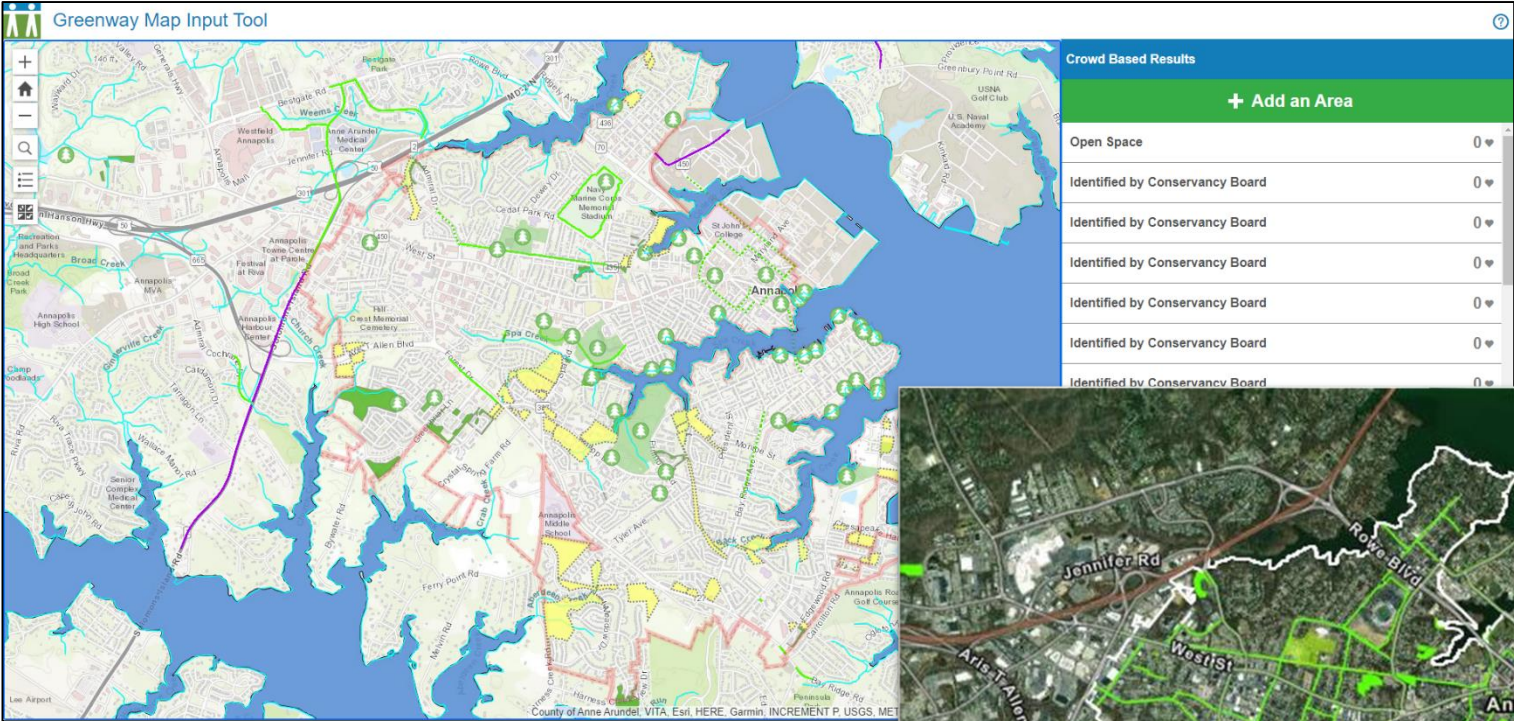
THE ADAPTIVE CITY

Heat Island Impacts



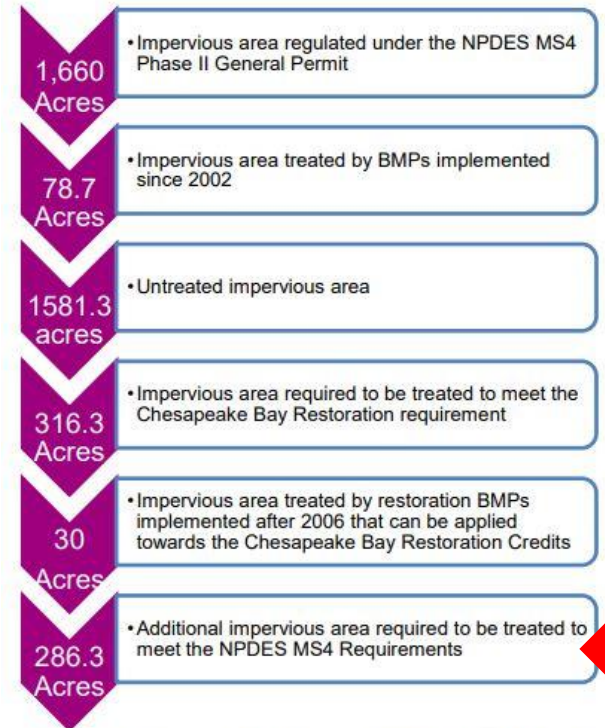
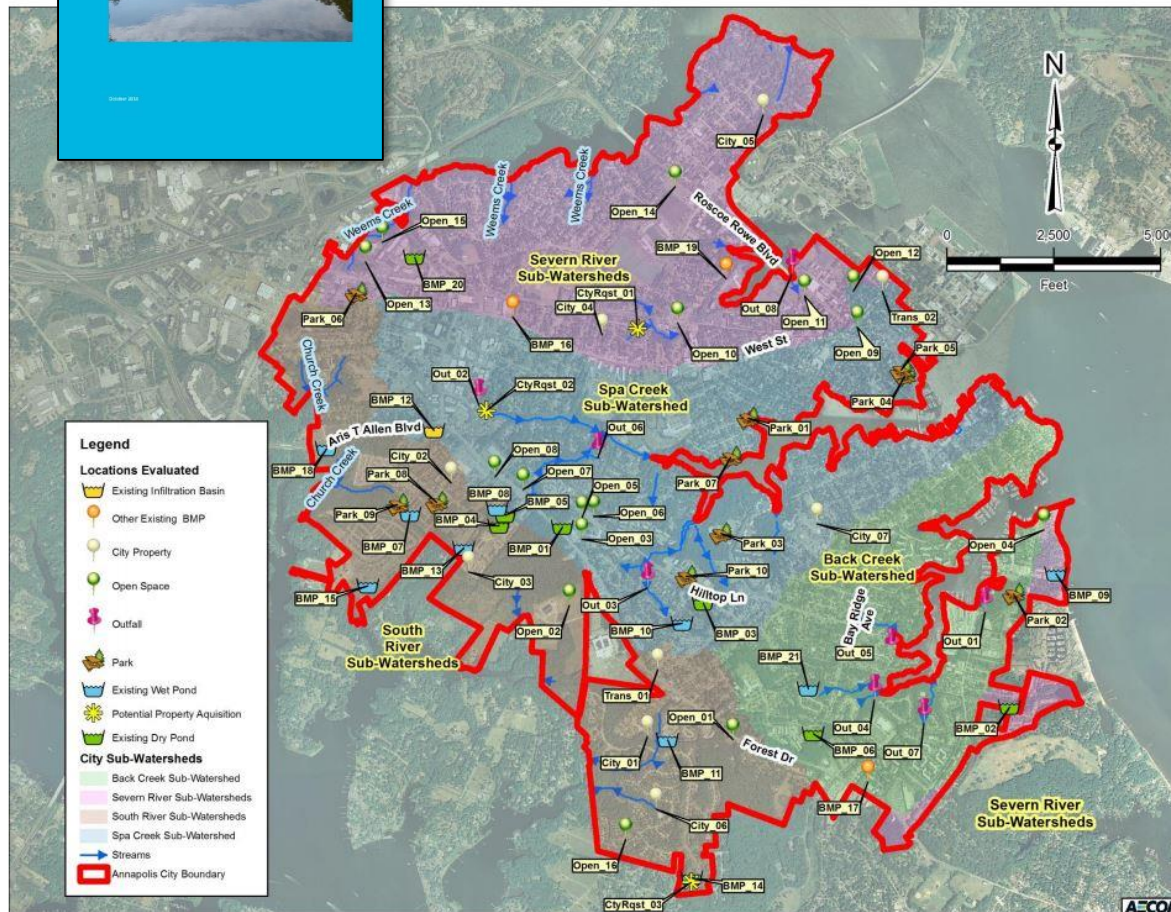
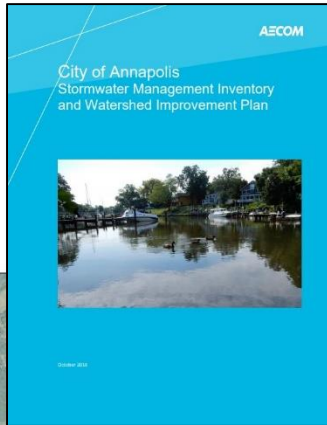
THE ADAPTIVE CITY

Greenways



THE ADAPTIVE CITY

Stormwater Management

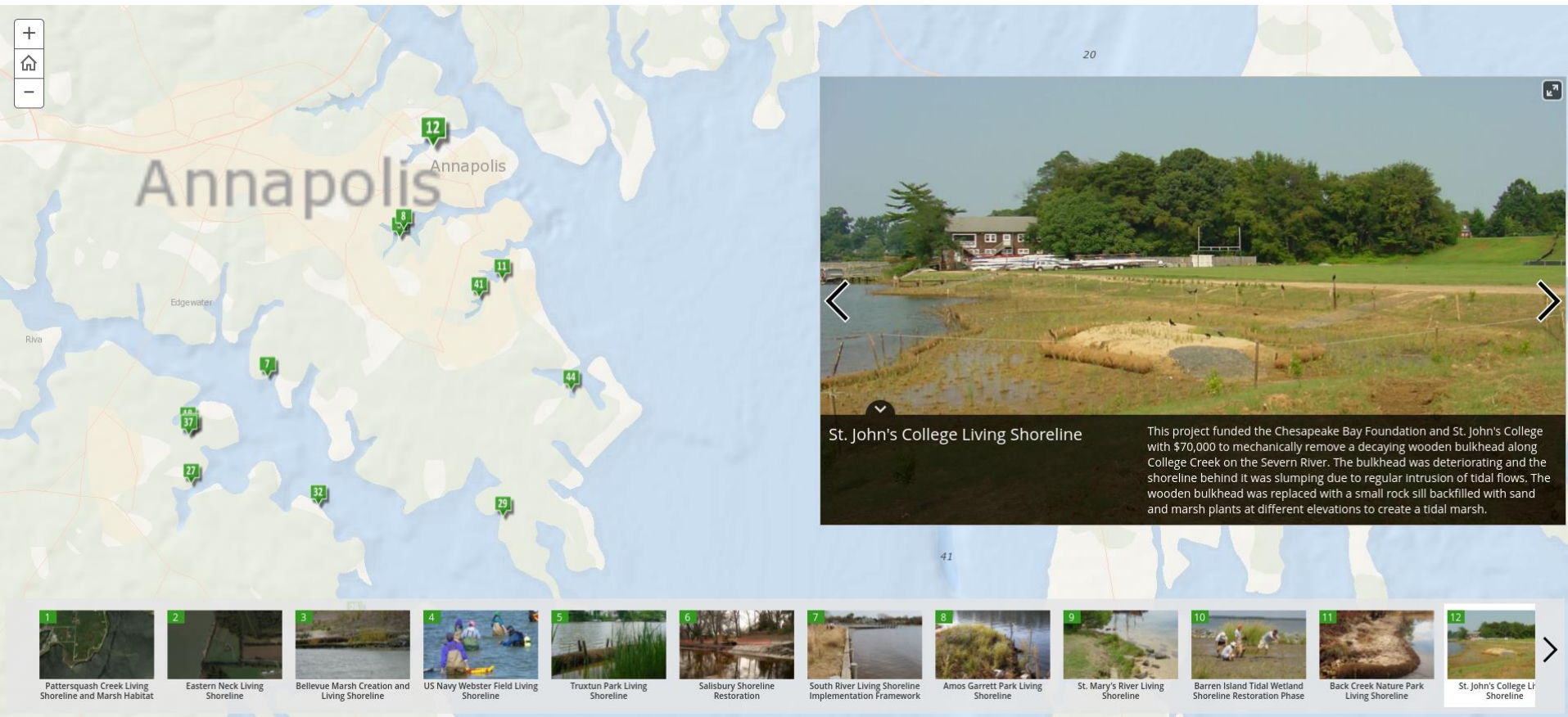


Calculation of Chesapeake Restoration Requirements for the City of Annapolis

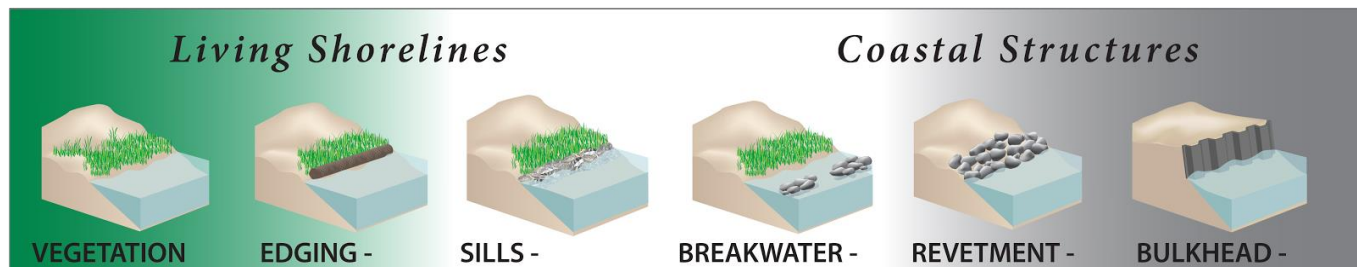
Figure 6-1: City of Annapolis Locations Evaluated during the Fall 2015 Field Investigation

THE ADAPTIVE CITY

Living Shorelines



NOAA Living Shoreline Story Map







Questions?

Eric Leshinsky

Chief of Comprehensive Planning

ejleshinsky@Annapolis.gov

443.808.5776

Annapolis Ahead

ANNAPOLIS COMPREHENSIVE PLAN 2020